



CITY OF BOCA RATON GOVERNMENT CAMPUS

MASTER PLAN

City Council Workshop
December 10, 2018

ACKNOWLEDGEMENTS

City Council

Scott Singer, Mayor

Jeremy Rodgers

Andrea Levine O'Rourke

Monica Mayotte

Andy Thomson

City Managers

Leif J. Ahnell, CPA, CGFO

City Manager

George S. Brown

Deputy City Manager

Michael J. Woika

Assistant City Manager

City of Boca Raton Guiding Principles

Financially Sound City Government

World-Class Municipal Services

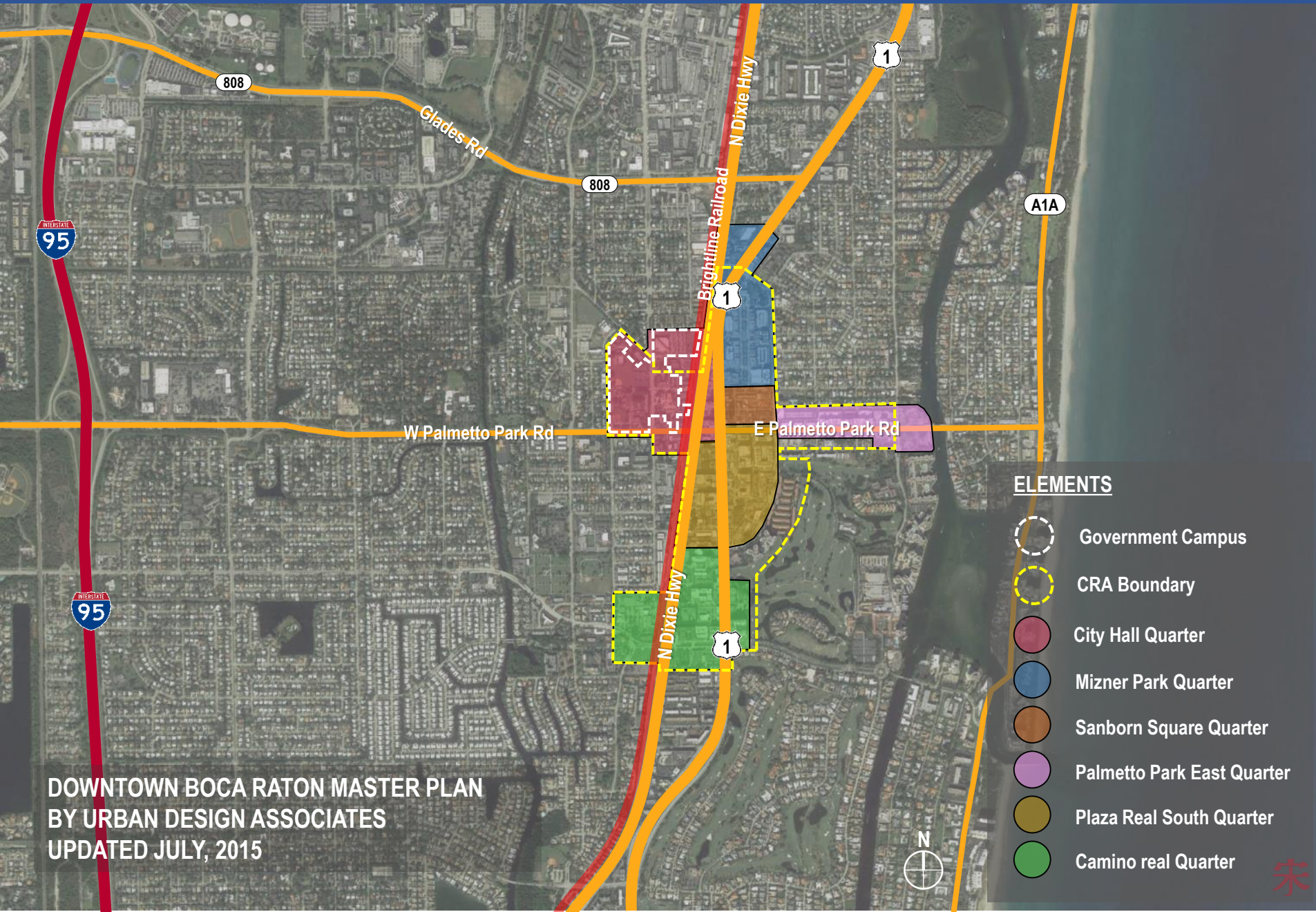
Vibrant and Sustainable City

Strong Partnership with the Community

Why establish a Master Plan?

- Establish a roadmap for growth
- Identify needs of all department groups
- Defines the desires of the community
- Physical planning for future infrastructure needs
- Informs fiscal planning

THE PROJECT DEFINED



Government Campus Project Boundary

NW 4th Ave.

Crawford

NW Boca Raton Blvd

NW 2nd Street

N Dixie Highway

FEC RR / Brightline

**Mizner
Park**

S Federal Highway

W Palmetto Park Rd

E Palmetto Park Rd

CRA Boundary

ELEMENTS

City Buildings

Government Campus

CRA Boundary

THE MASTER PLAN PROCESS

WHERE ARE WE?



1 Listen... to City Leadership, City Staff, Stakeholders and Residents



2 Define... decision-making / defining the vision + goals

3 Explore... conceptual master plan strategies

4 Implement... infrastructure impacts, budget + phasing

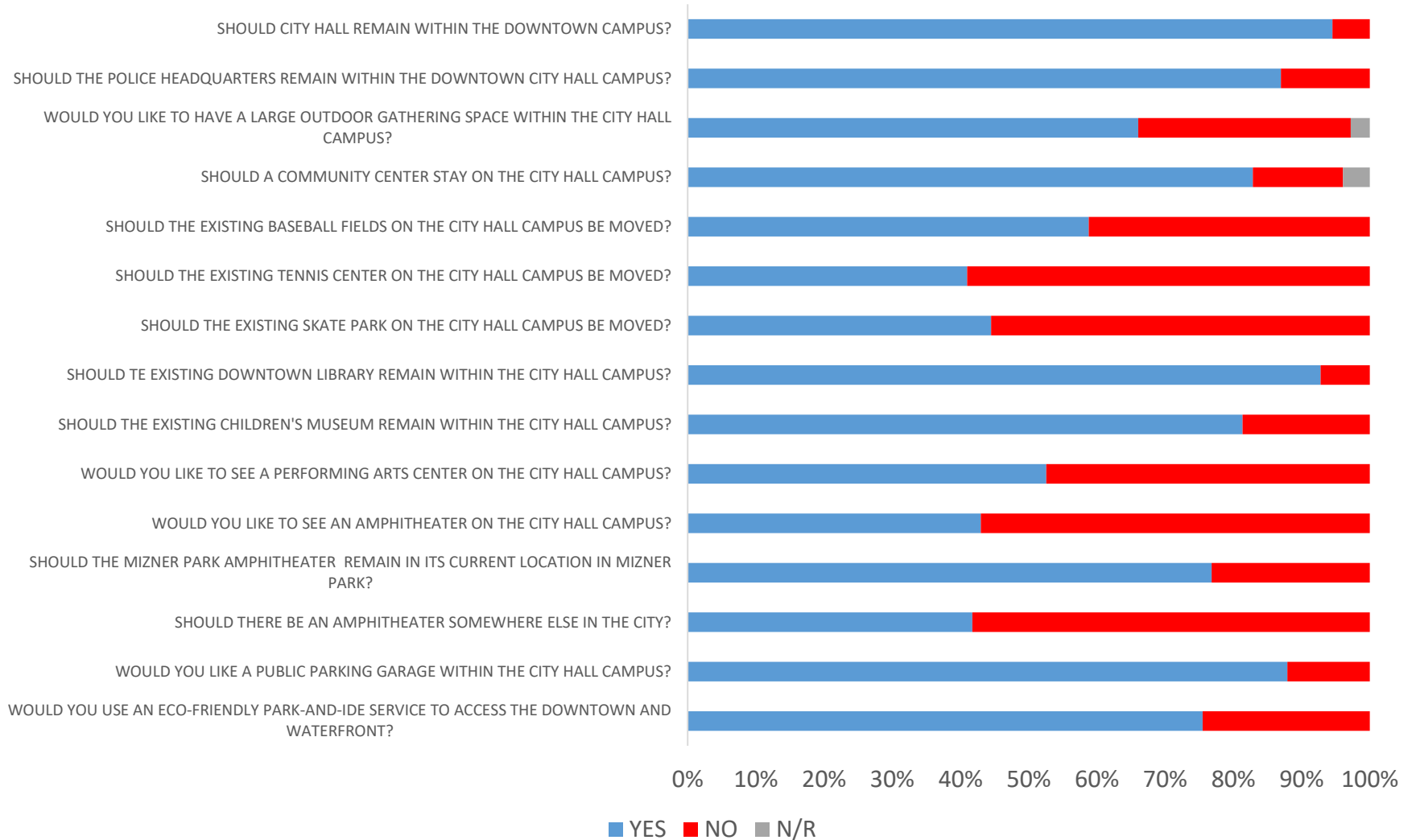
THE MASTER PLAN PROCESS

Process Milestones:

- | | |
|--|------------------|
| a. Notice to Proceed | May 17, 2017 |
| b. Interviews with Council | May 22-23, 2017 |
| c. Interviews with City Manager + Department Heads | June 7, 2017 |
| d. Define the Questions, Workshop Preparation | June 8-16, 2017 |
| e. Public Workshop | June 21, 2017 |
| f. Presentation and Report | October 10, 2017 |
| g. Online Survey | January 2018 |
| h. Presentation to Council | April 2018 |
| i. Department Interviews for Needs Analysis | May 2018 |

Public Input

SUMMARY



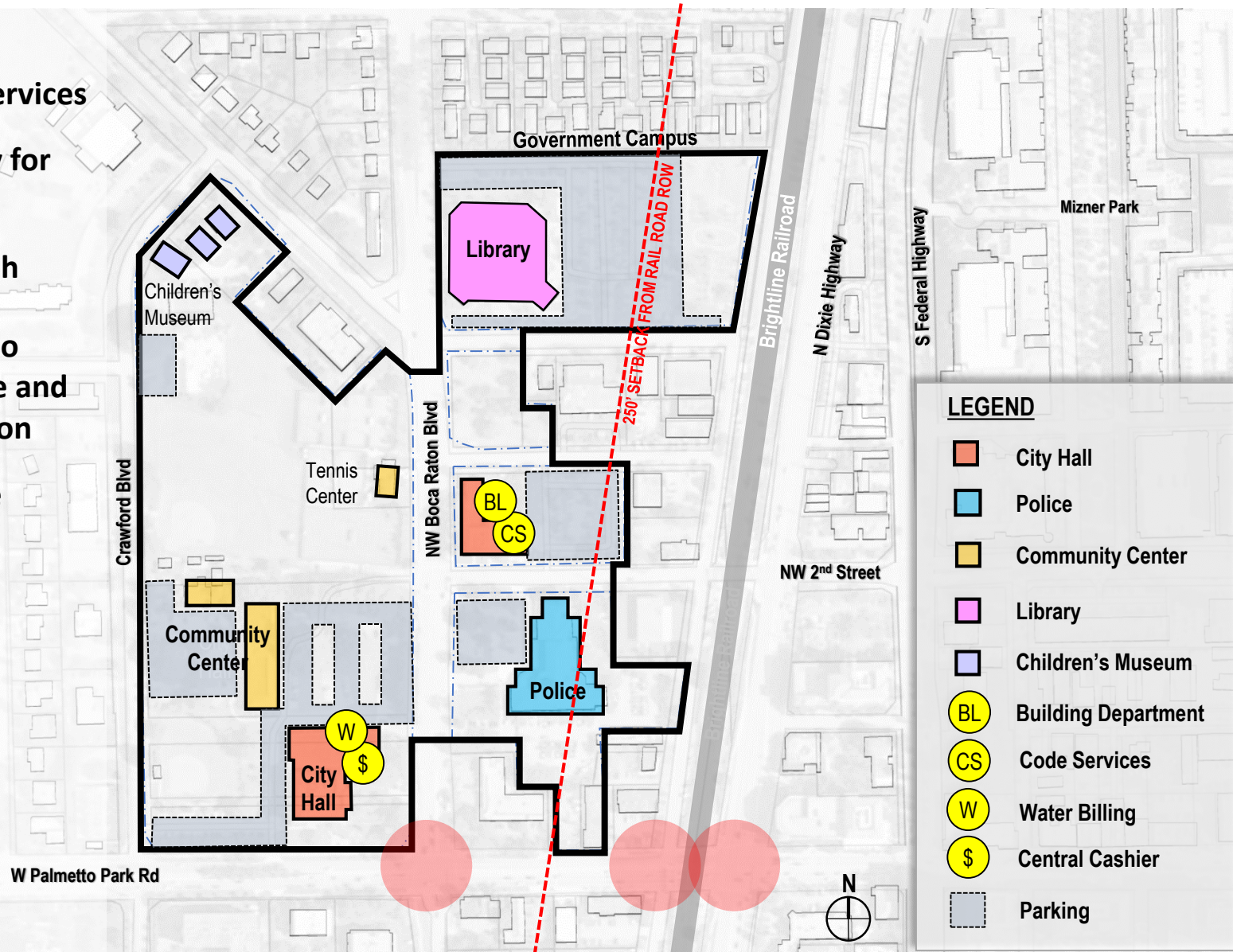
WE HEARD...

Define the Master Plan Elements

	Use	YES	NO	Notes
1	City Hall	✓		
2	Police Dept.	✓		
3	Community Center	✓		Multi-purpose, Fitness
4	Recreation	✓		
5	Civic Outdoor Space	✓		Active green space
6	Performing Arts			Possible future phase
7	Mizner Amphitheater	✓		Keep at Mizner Park
8	Children's Museum	✓		Keep in current location
9	Library	✓		Keep in current location
10	Other Uses			Possible future phases
11	Parking Garage	✓		

WE HEARD...

- Disconnected Government Services
- Lack of identity for uses
- Need for growth
- Police Dept. too close to rail line and traffic congestion
- Need for Police Dept. growth



WE HEARD...

- Disconnected Government Services
- Lack of identity for uses
- Need for growth
- Police Dept. too close to rail line and traffic congestion
- Need for Police Dept. growth
- Limited community open space
- Community Center need for growth



WE HEARD... CITY HALL

Objectives

- Consolidate access to services
- Enhance and expand meeting space
- **Create a Destination**
 - Community Gathering
 - Multi-purpose event space
 - Cultural, Public Art
 - Top level accessible by public
- Iconic Presence



Staff: +12%
274 people



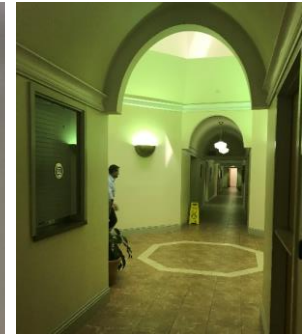
Building Size: +47%
109,000 sf



WE HEARD... POLICE DEPARTMENT

Objectives

- Provide for growth
- Locate related functions as appropriate to Downtown and Congress facilities
- **Critical Facility Function**
 - Vehicular Access Response Time
 - Proximity to Railroad
 - Provide EOC Redundancy
 - Record + Evidence Security



Existing Facility Conditions:

- Year Built: 1987
- Size: 38,000 sf
- Inefficient interior circulation
- Well-maintained but, aging systems

WE HEARD... COMMUNITY CENTER

Objectives

- Youth + Teen Programs
- Senior Programs
- Indoor Pickleball
- ***Health and Fitness***
- ***Multi-purpose space for Education and Enrichment***

Building Size:
55,000 sf

PROPOSED
INCREASE:
42,000 SF

EXIST:
13,000 SF



WE HEARD... COMMUNITY CENTER

City	Type	Population	Size
Port St Lucie	Civic	189,344	100,000 sf
Boca Raton	Civic	98,150	13,000 sf
Sunrise	Civic	94,323	80,000 sf
Wellington	Civic	64,848	26,000 sf
Riviera Beach	Event	34,674	28,000 sf



WE HEARD... CIVIC OUTDOOR SPACE

Objectives

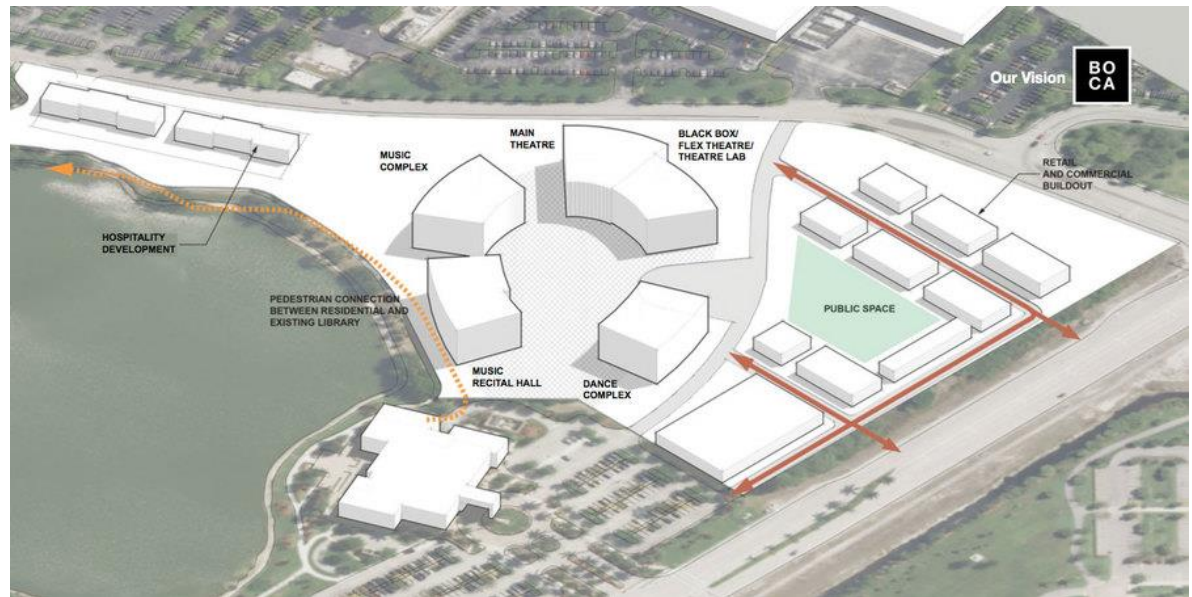
- Town Green/Town Square
- Public art that is interactive
- Gathering, performance, or ceremony space
- Connect the community



WE HEARD... PERFORMING ARTS CENTER

Objectives

- Possible Future Use Element
- Orchestra, Ballet, Theater
- Children's Theater



Proposal for Spanish River Blvd. Complex
by Boca Raton Arts District Association

WE HEARD... CULTURAL

Downtown Library -
Improve connection to
Government Campus



Children's Museum



Mizner Park Amphitheater



WE HEARD... PARKING

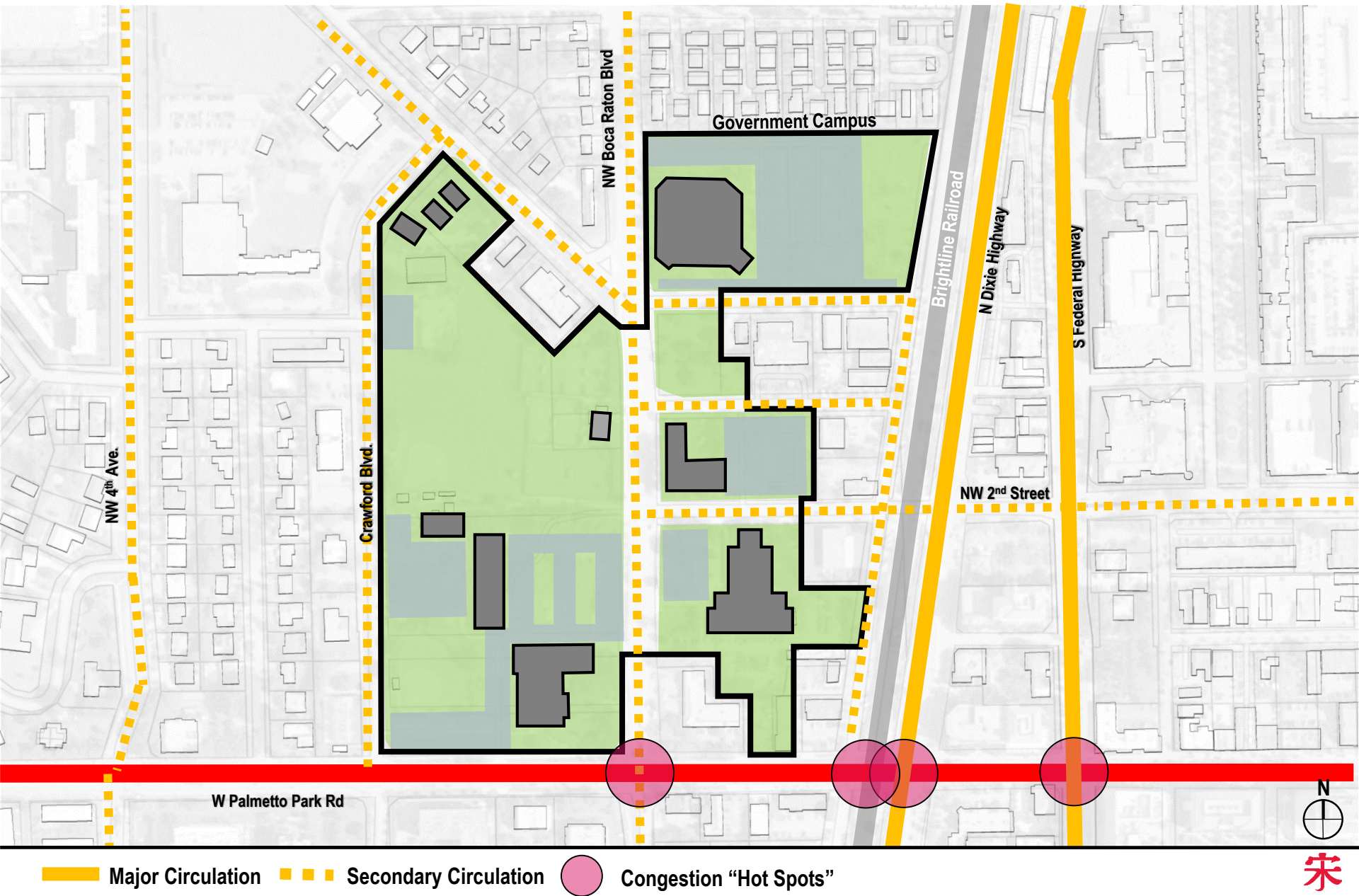
Objectives

- Located to serve downtown + future transit
- Convertible for future uses
- Park + Ride Shuttle

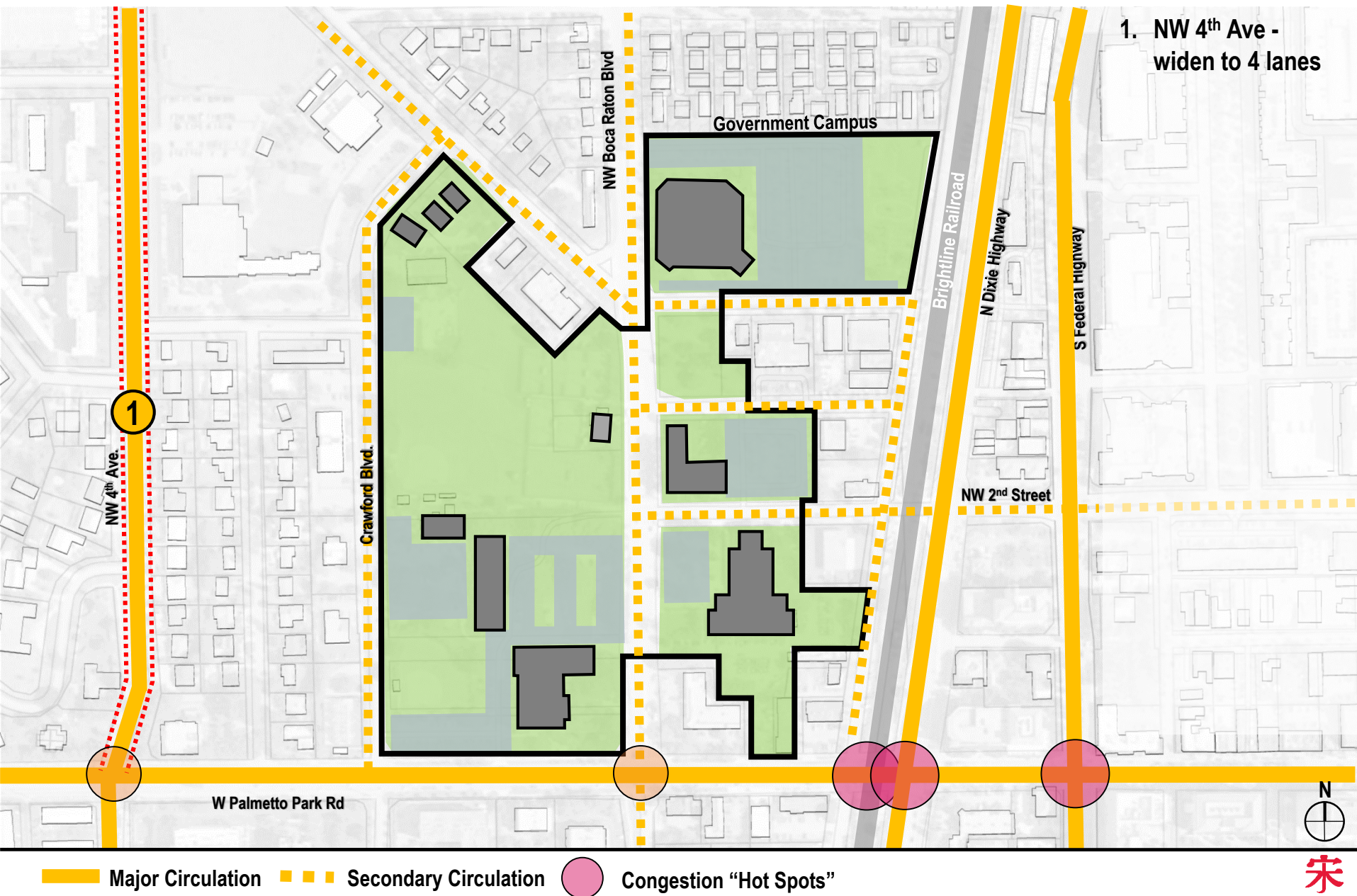


Facility	Building Area	Required
Library	40,000 sf	200
Children's Museum	6,281 sf	32
City Hall	109,000 sf	424
Police Dept.	66,000 sf	325
Community Center	55,000 sf	275
Subtotal		1,254 cars
Civic Outdoor Space		TBD
Retail		TBD
Future Uses		TBD
Total		

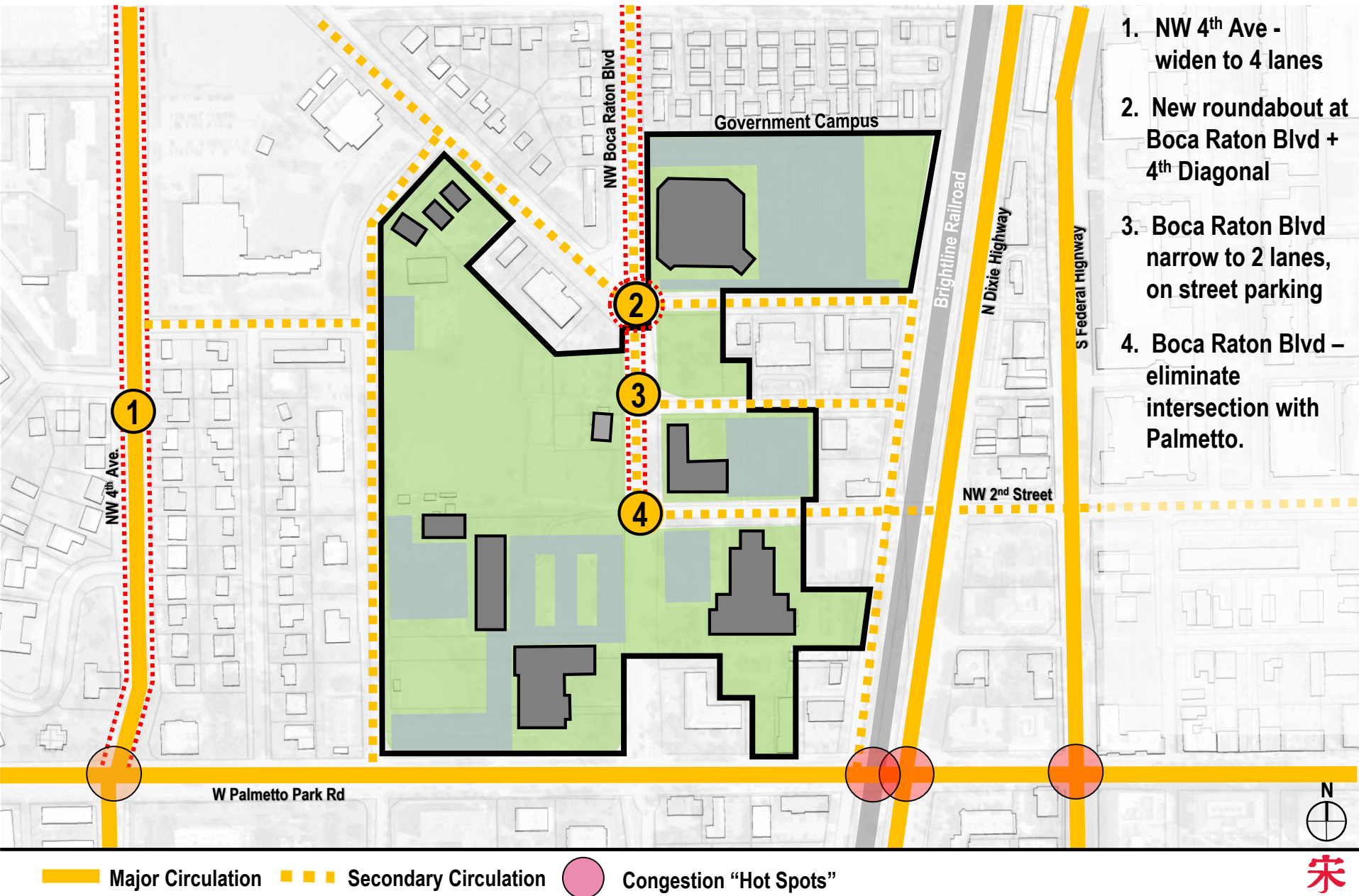
WE HEARD... TRAFFIC



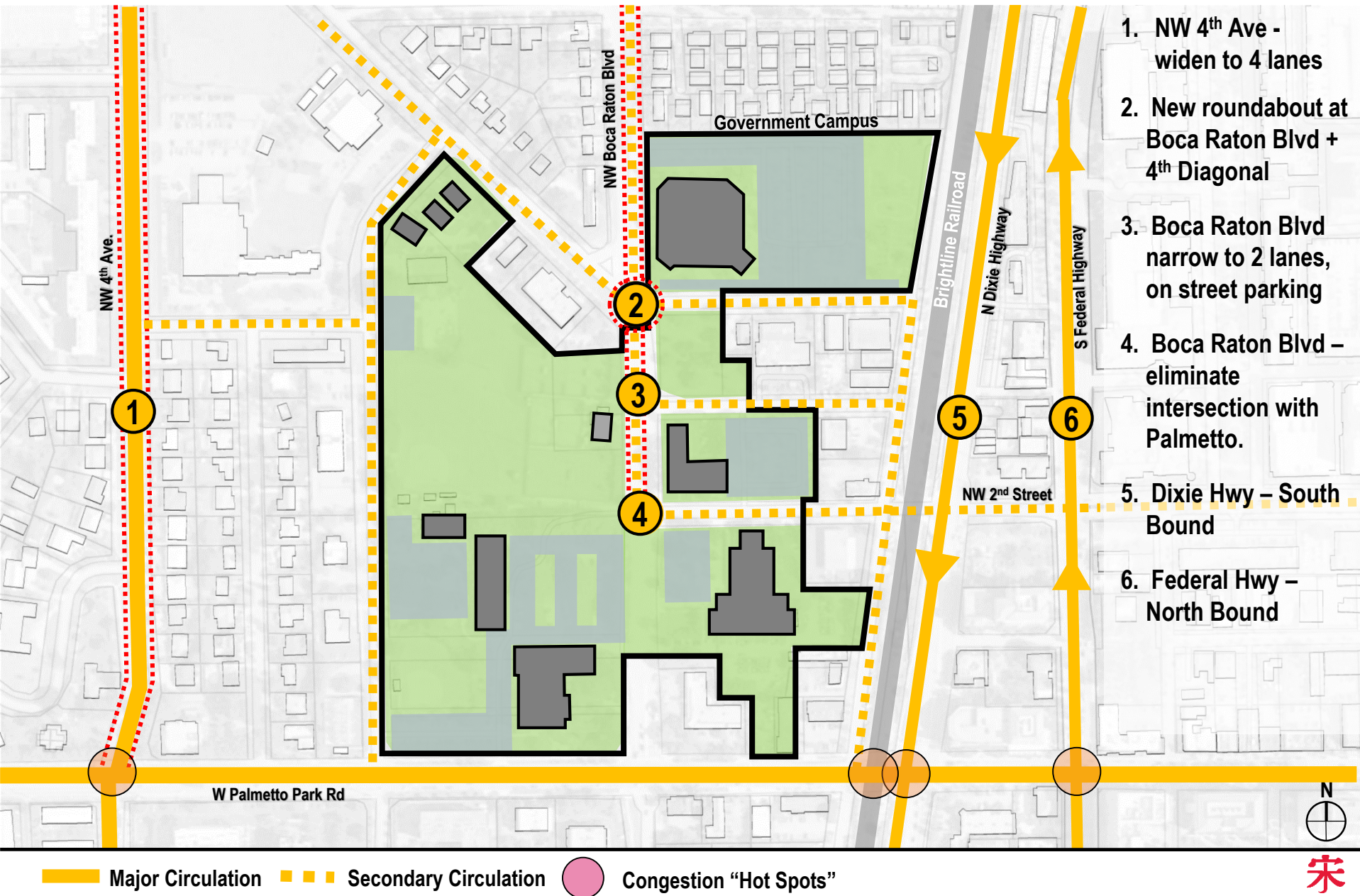
WE HEARD... TRAFFIC



WE HEARD... TRAFFIC



WE HEARD... TRAFFIC



MASTER PLAN OBJECTIVES

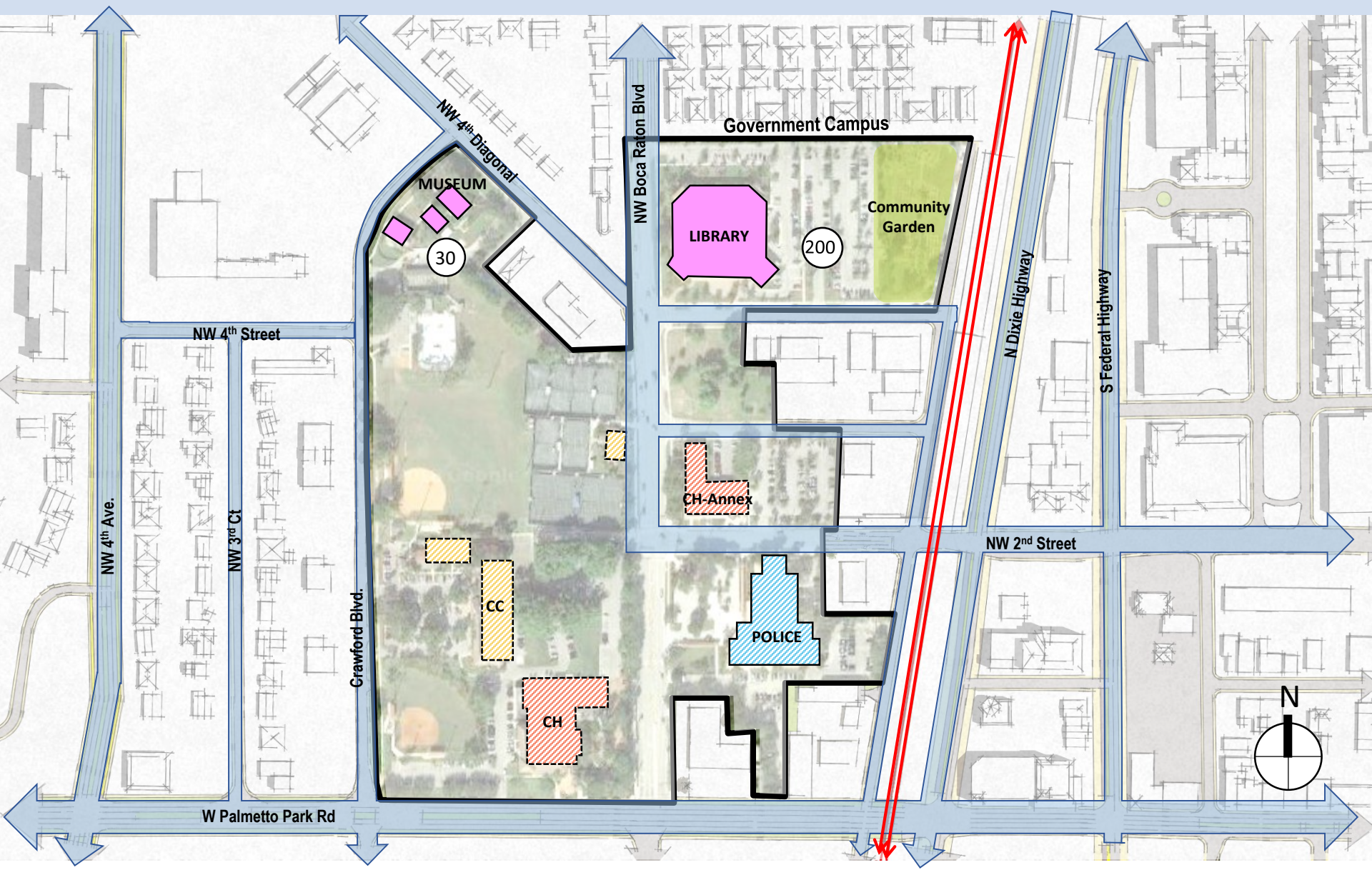
Master Plan Objectives

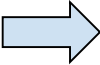
- Efficient Government Services / Identity
- Ensure Public Safety
- Create Walkability
- Provide Community Open Space
- Enhance Connectivity

EXISTING GOVERNMENT CAMPUS

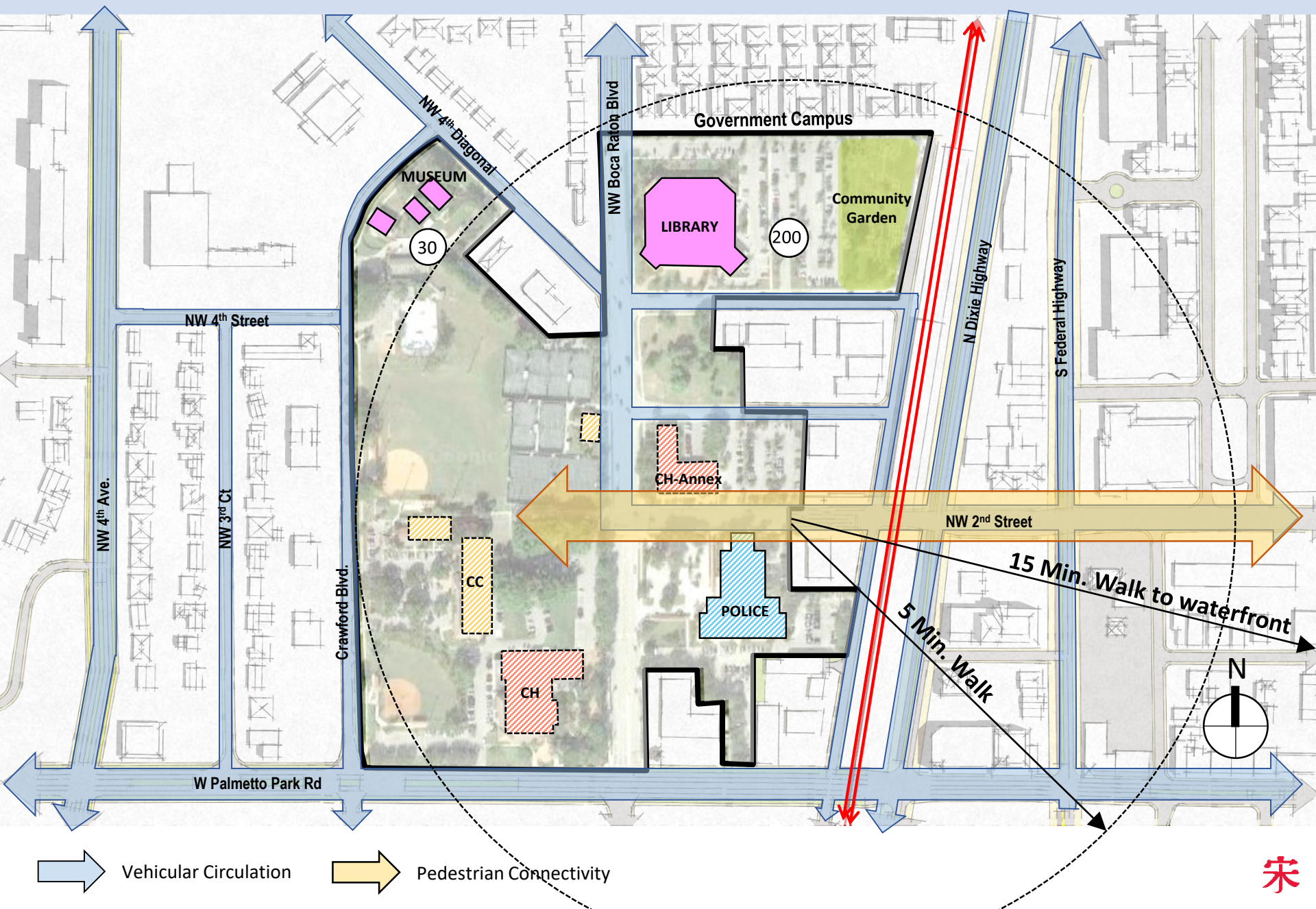


EXISTING GOVERNMENT CAMPUS w/ TRAFFIC

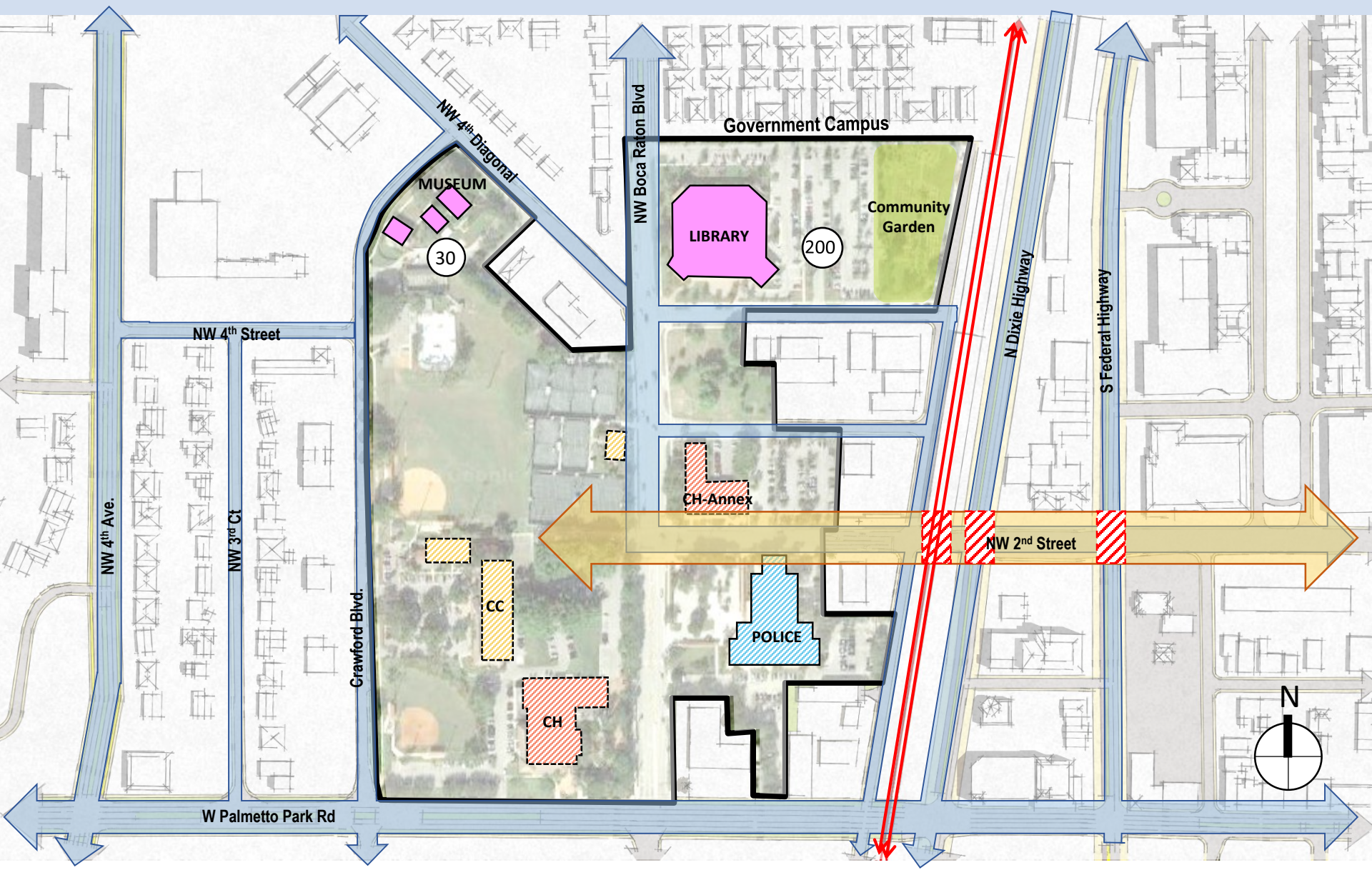


 Vehicular Circulation

MASTER PLAN STRATEGY



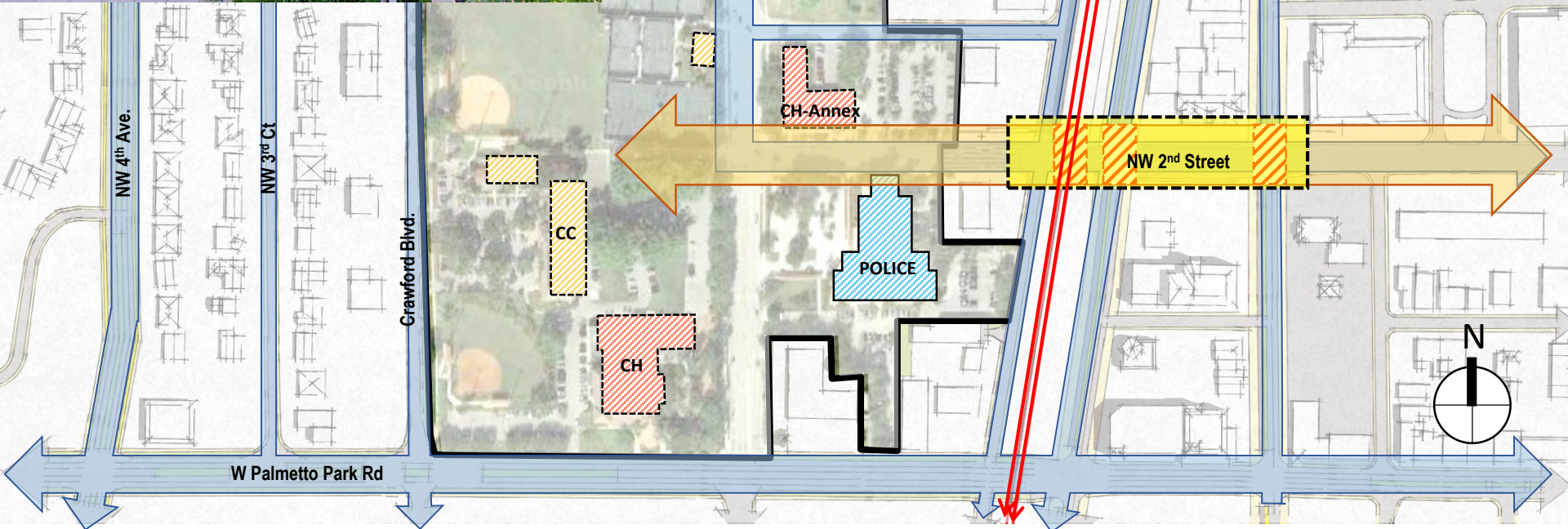
MASTER PLAN STRATEGY






-  Vehicular Circulation
-  Pedestrian Connectivity
-  Crossing

MASTER PLAN STRATEGY

Elevated Pedestrian Experience...



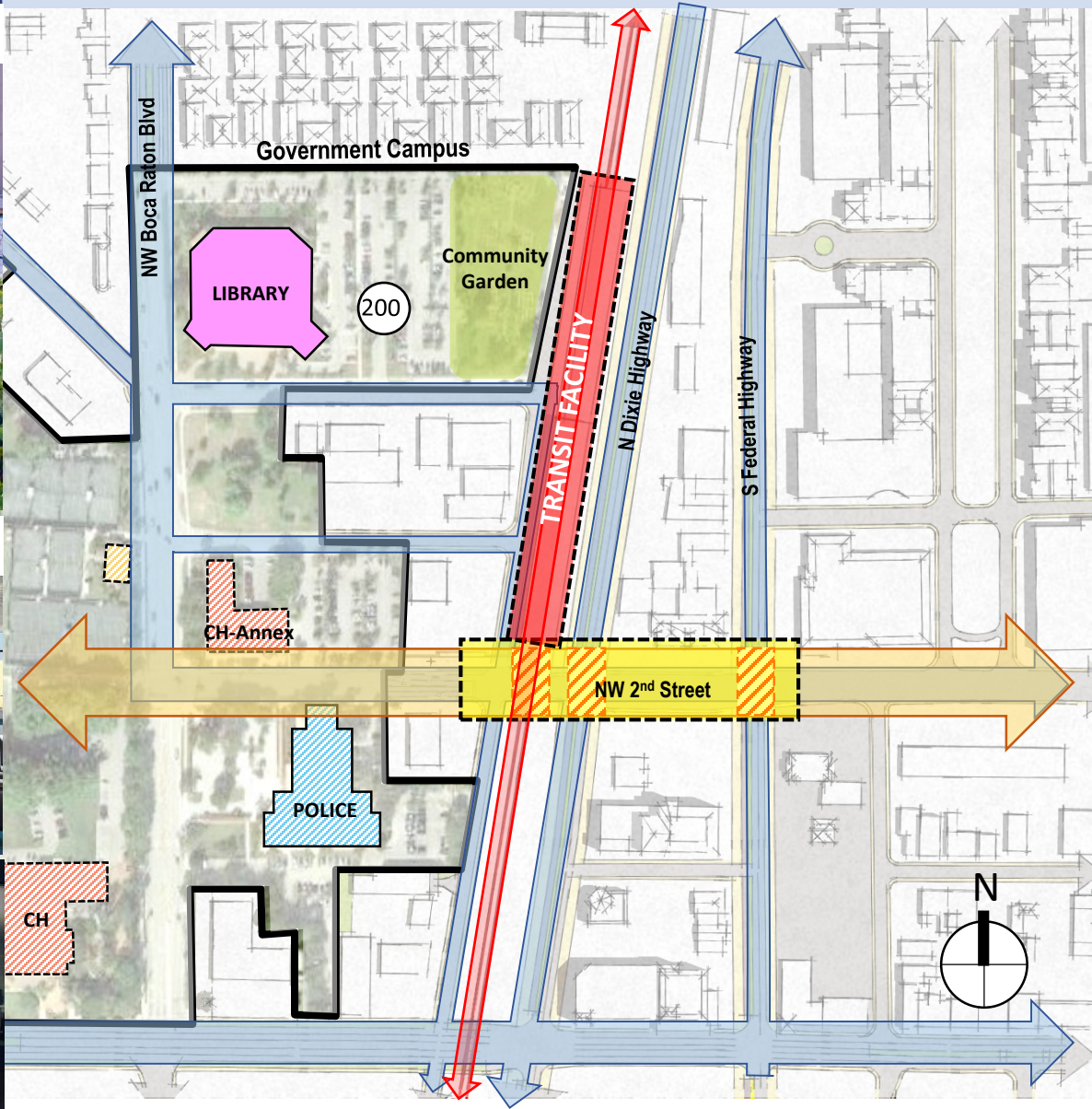
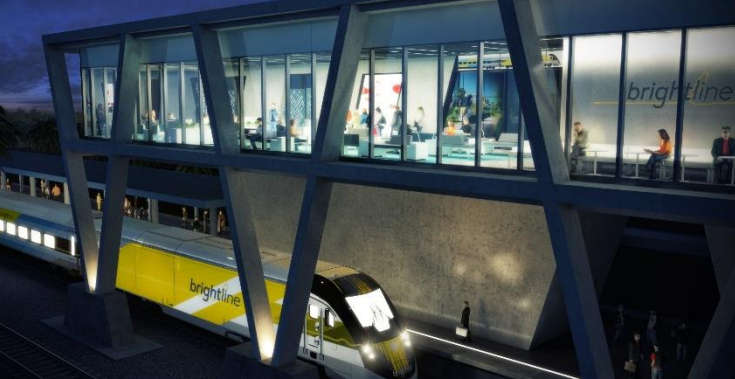
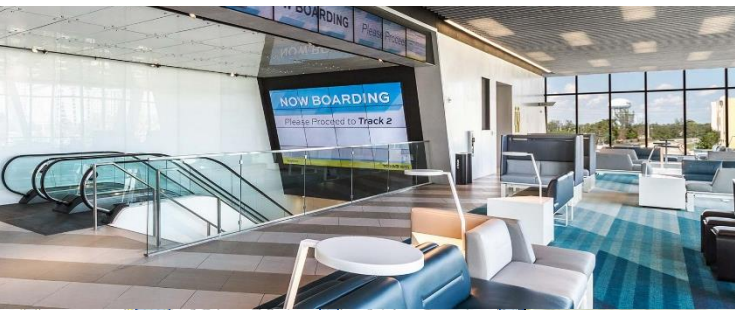
-  Vehicular Circulation
-  Pedestrian Connectivity
-  Crossing
-  Elevated Connection

MASTER PLAN STRATEGY

Elevated Pedestrian Experience...



... Connecting to Transit Facility



Connectivity

Crossing

Elevated Connection

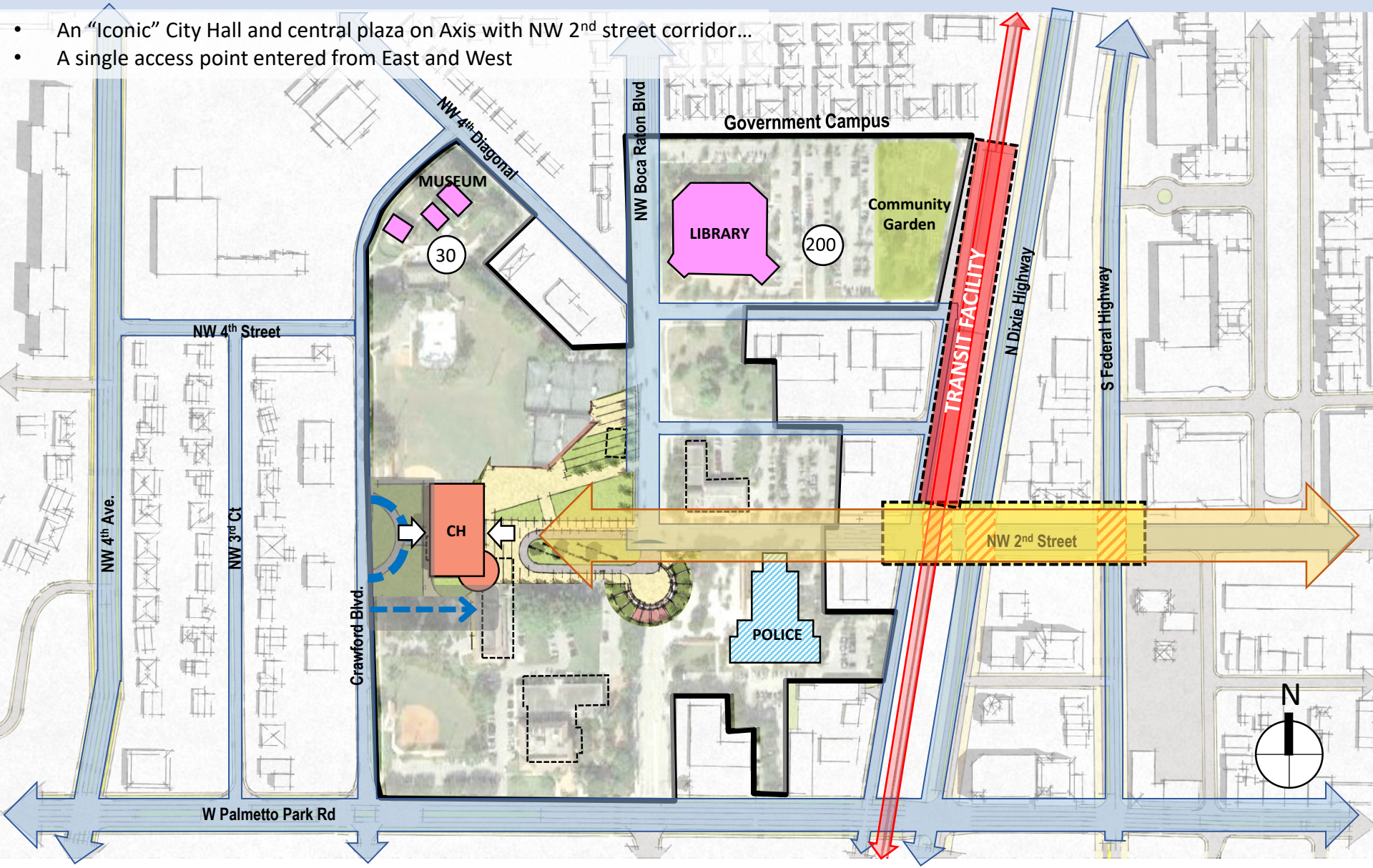
Transit Facility 宋

- An “Iconic” City Hall and central plaza on Axis with NW 2nd street corridor...



MASTER PLAN STRATEGY

- An “Iconic” City Hall and central plaza on Axis with NW 2nd street corridor...
- A single access point entered from East and West



 Vehicular Circulation

 Pedestrian Connectivity

 Crossing

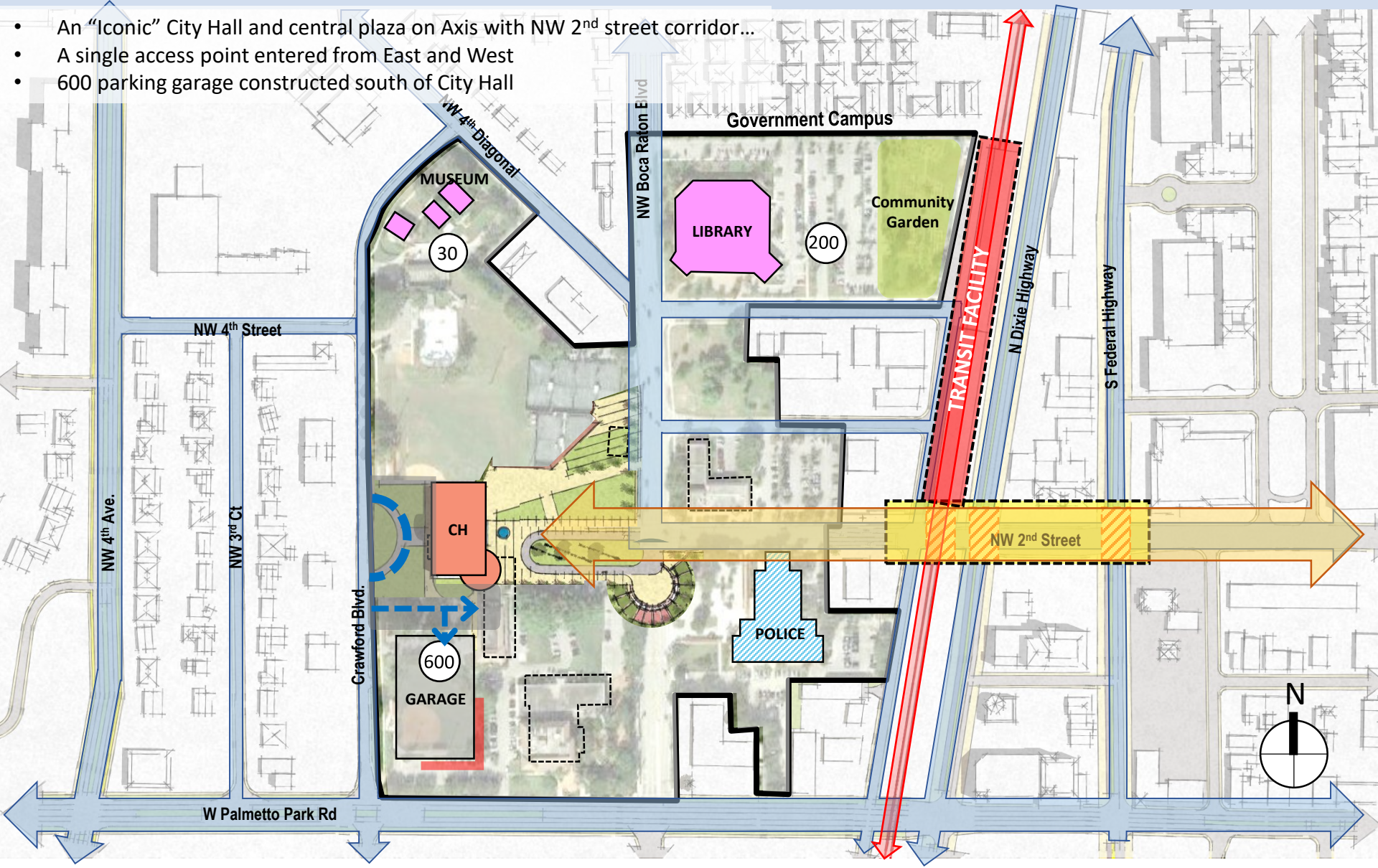
 Elevated Connection

 Transit Facility



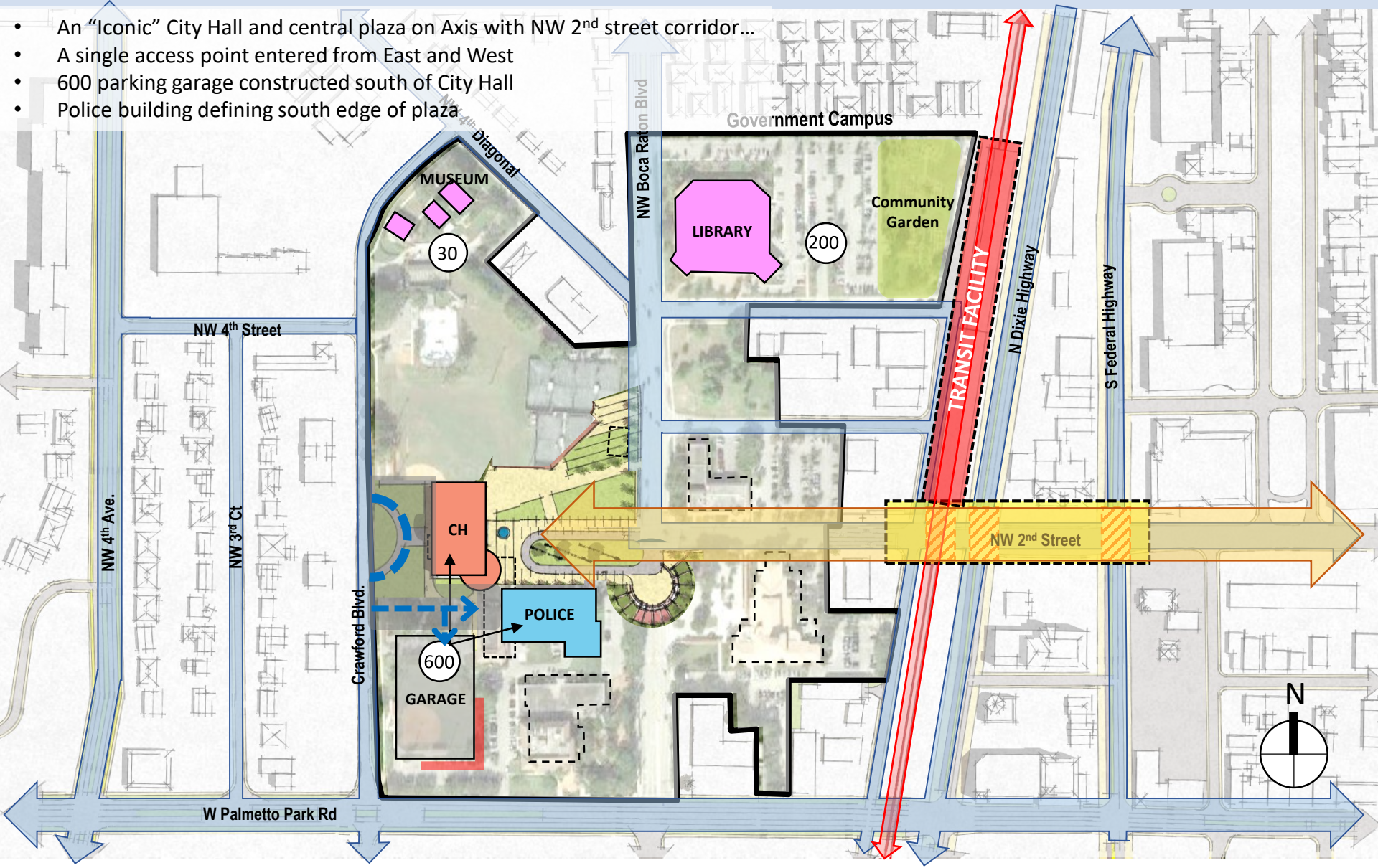
MASTER PLAN STRATEGY

- An “Iconic” City Hall and central plaza on Axis with NW 2nd street corridor...
- A single access point entered from East and West
- 600 parking garage constructed south of City Hall



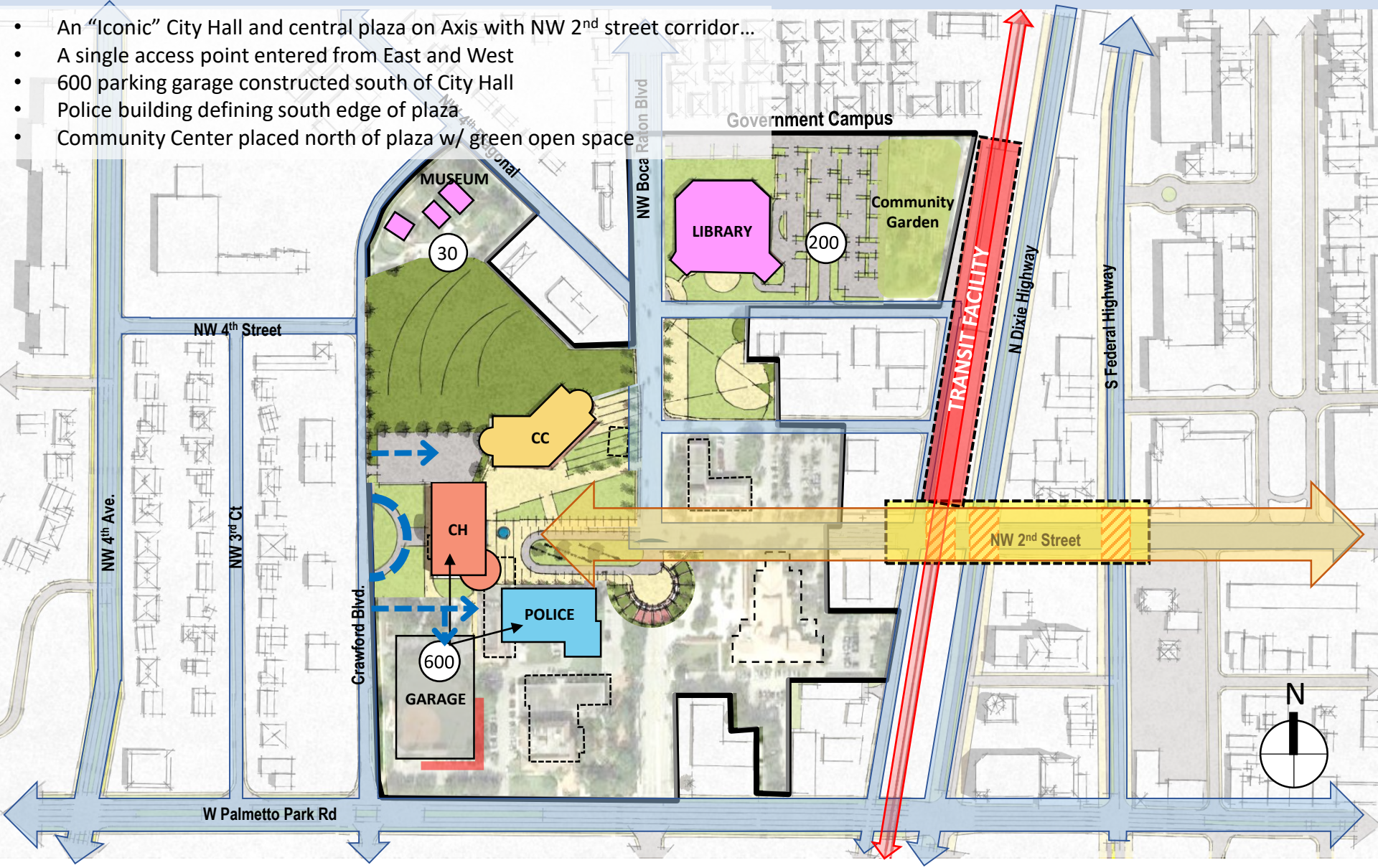
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- Police building defining south edge of plaza



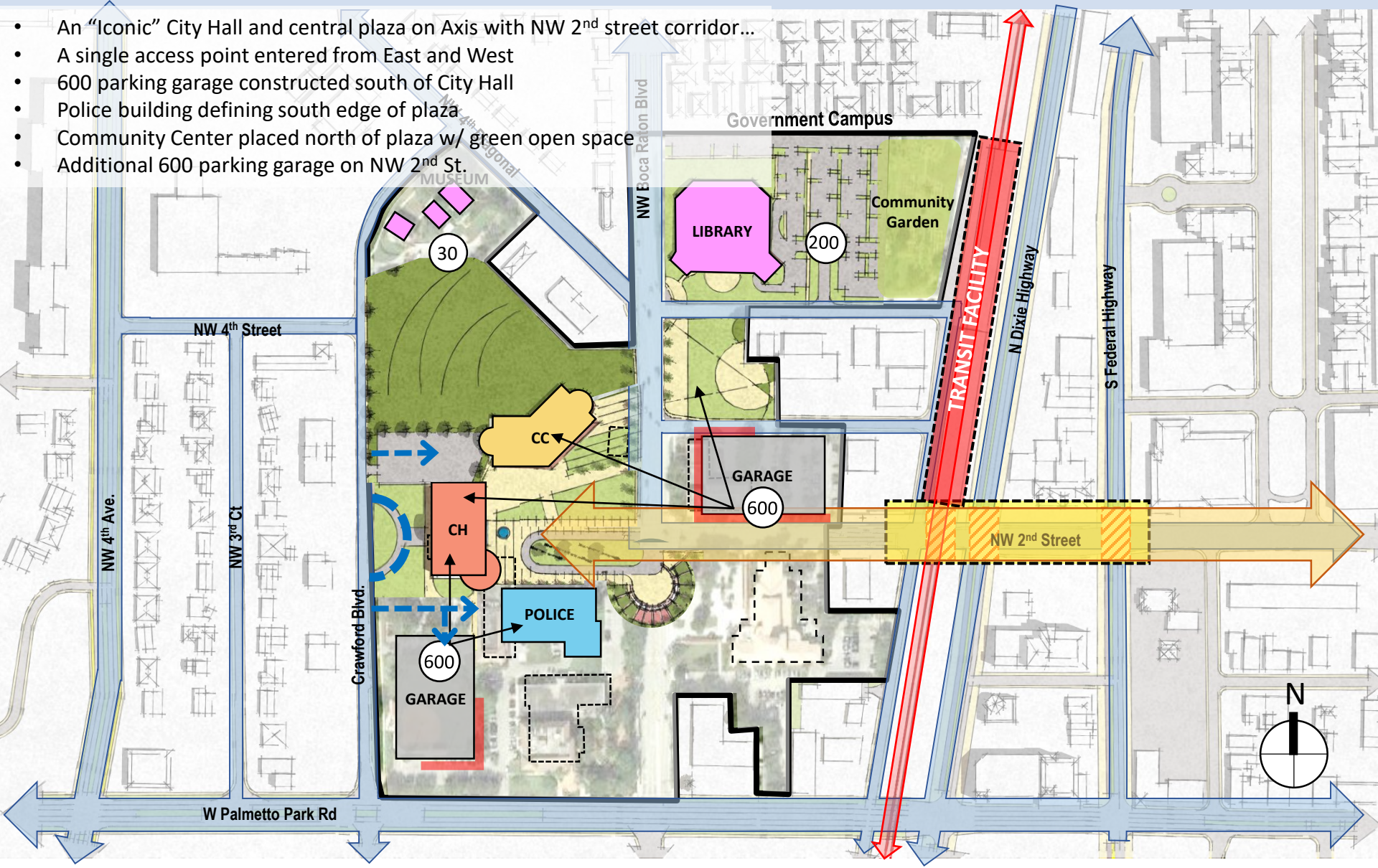
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- Community Center placed north of plaza w/ green open space



MASTER PLAN STRATEGY

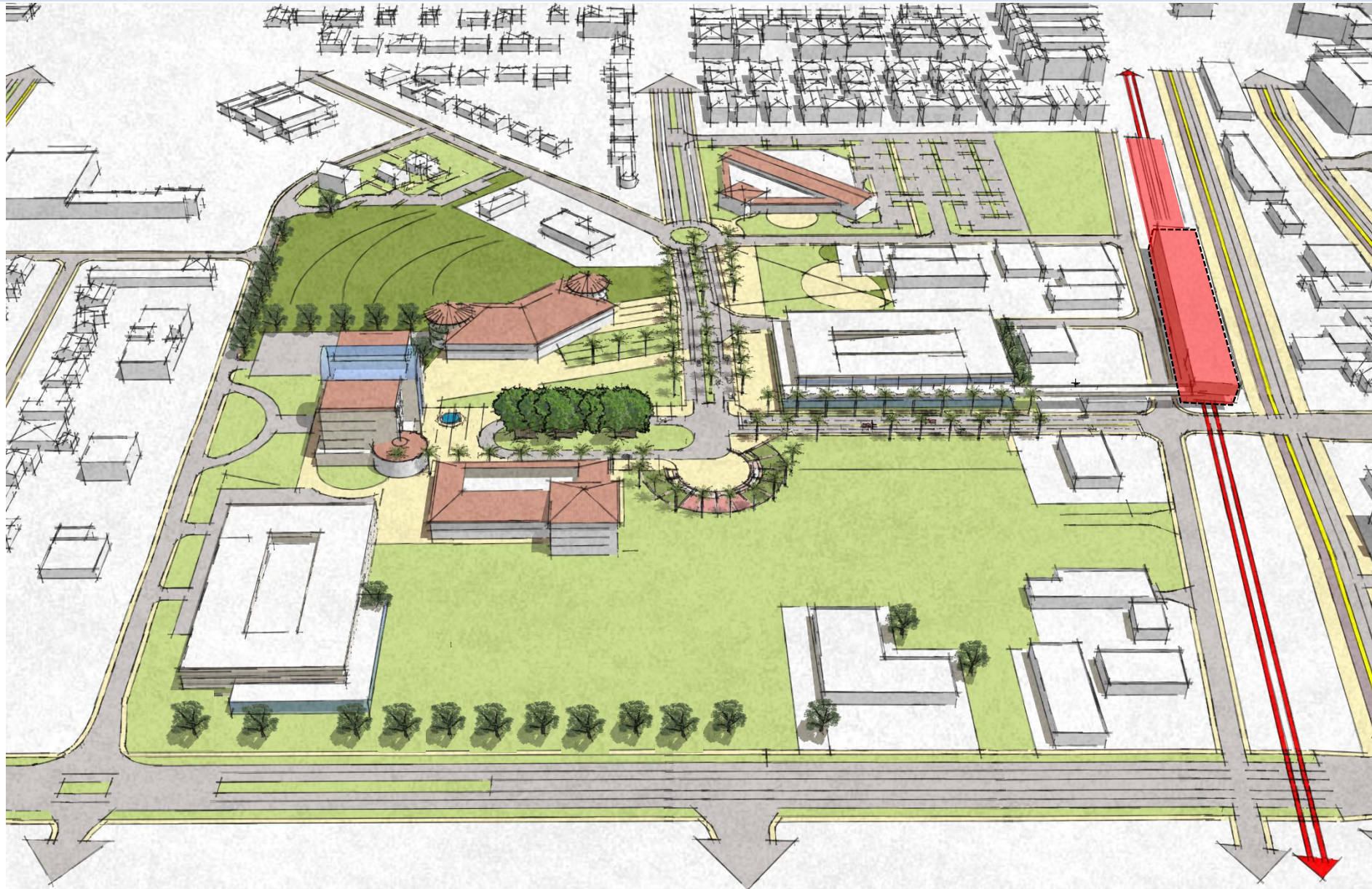
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- Community Center placed north of plaza w/ green open space
- Additional 600 parking garage on NW 2nd St.



OPTION A

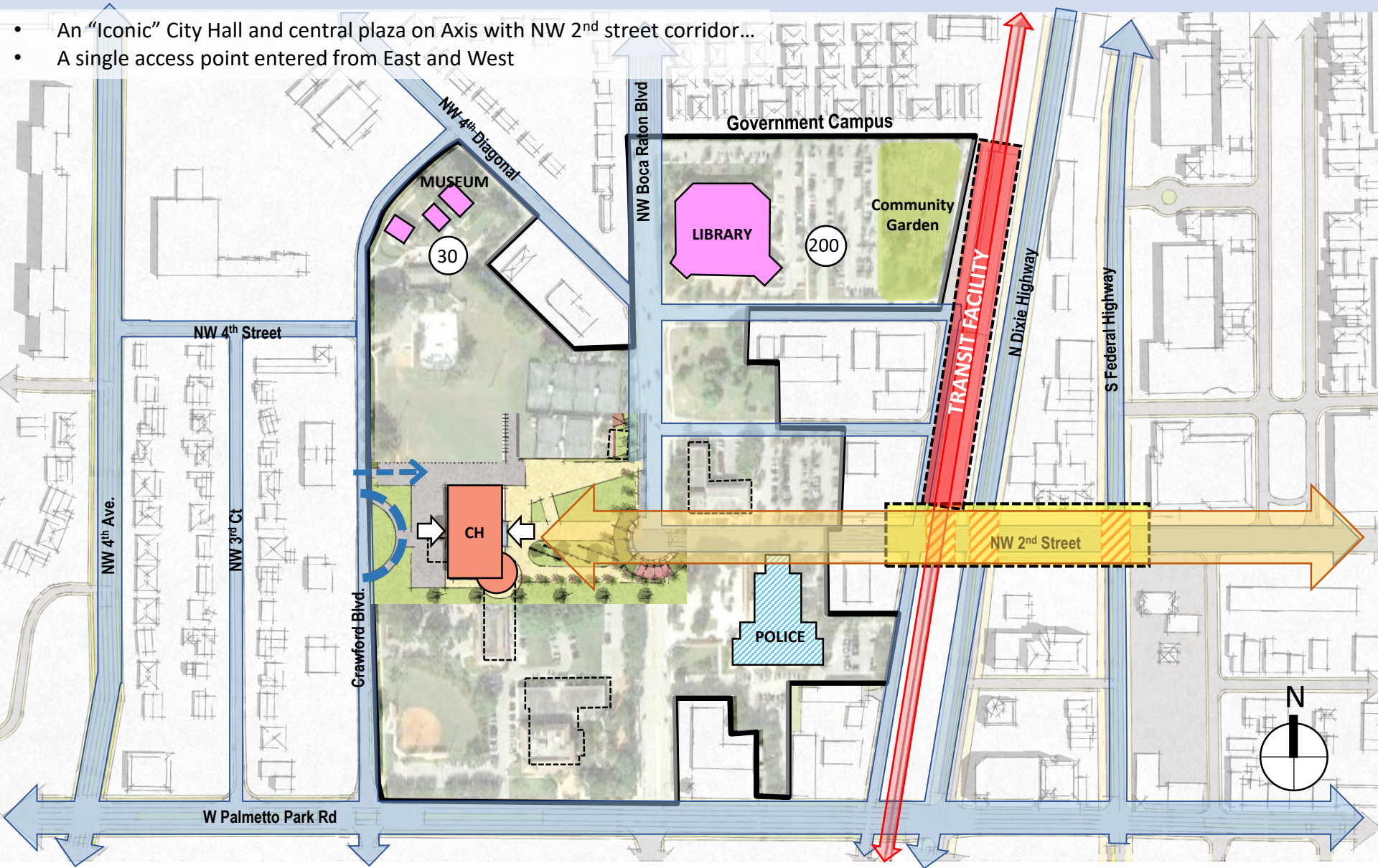


OPTION A



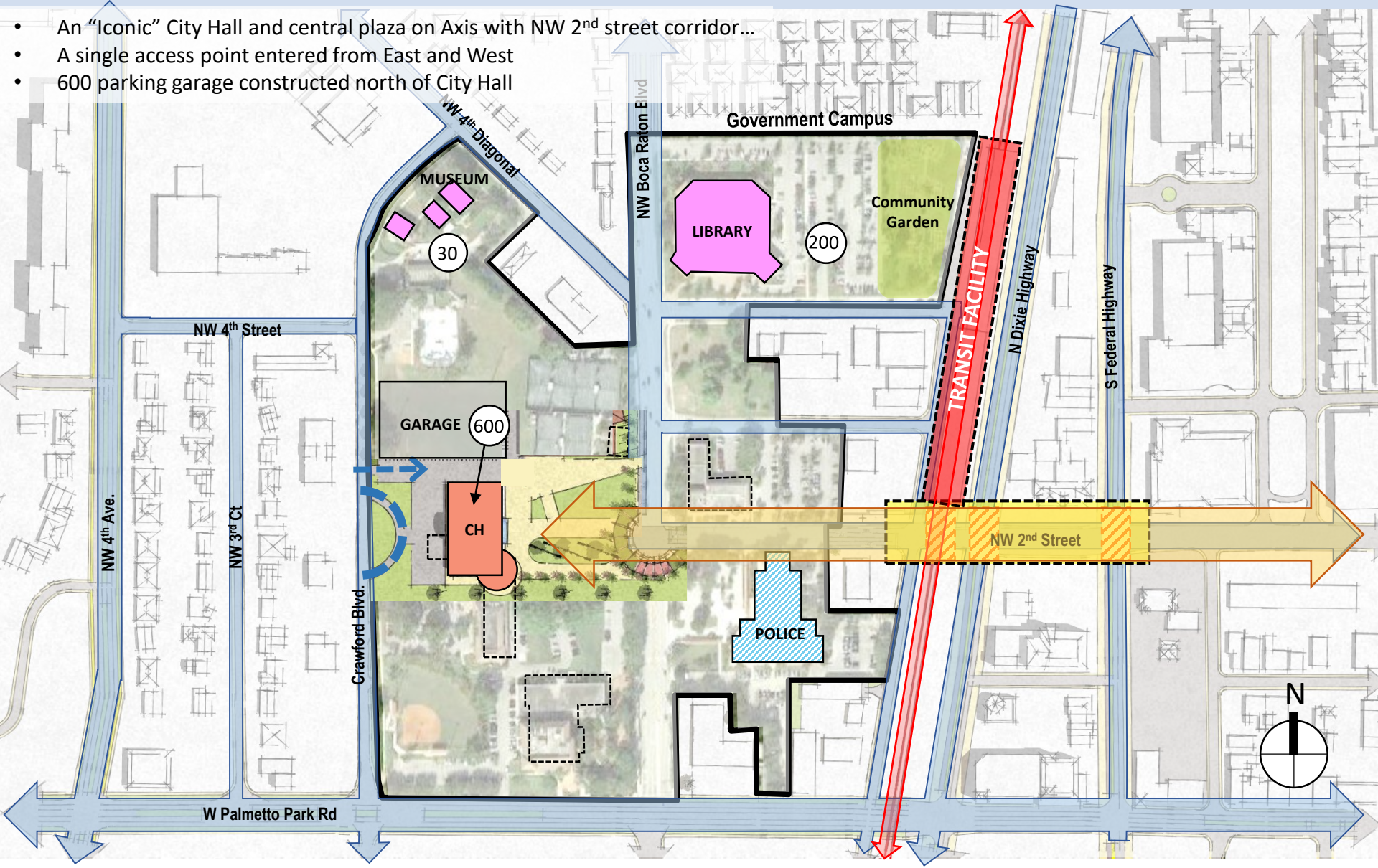
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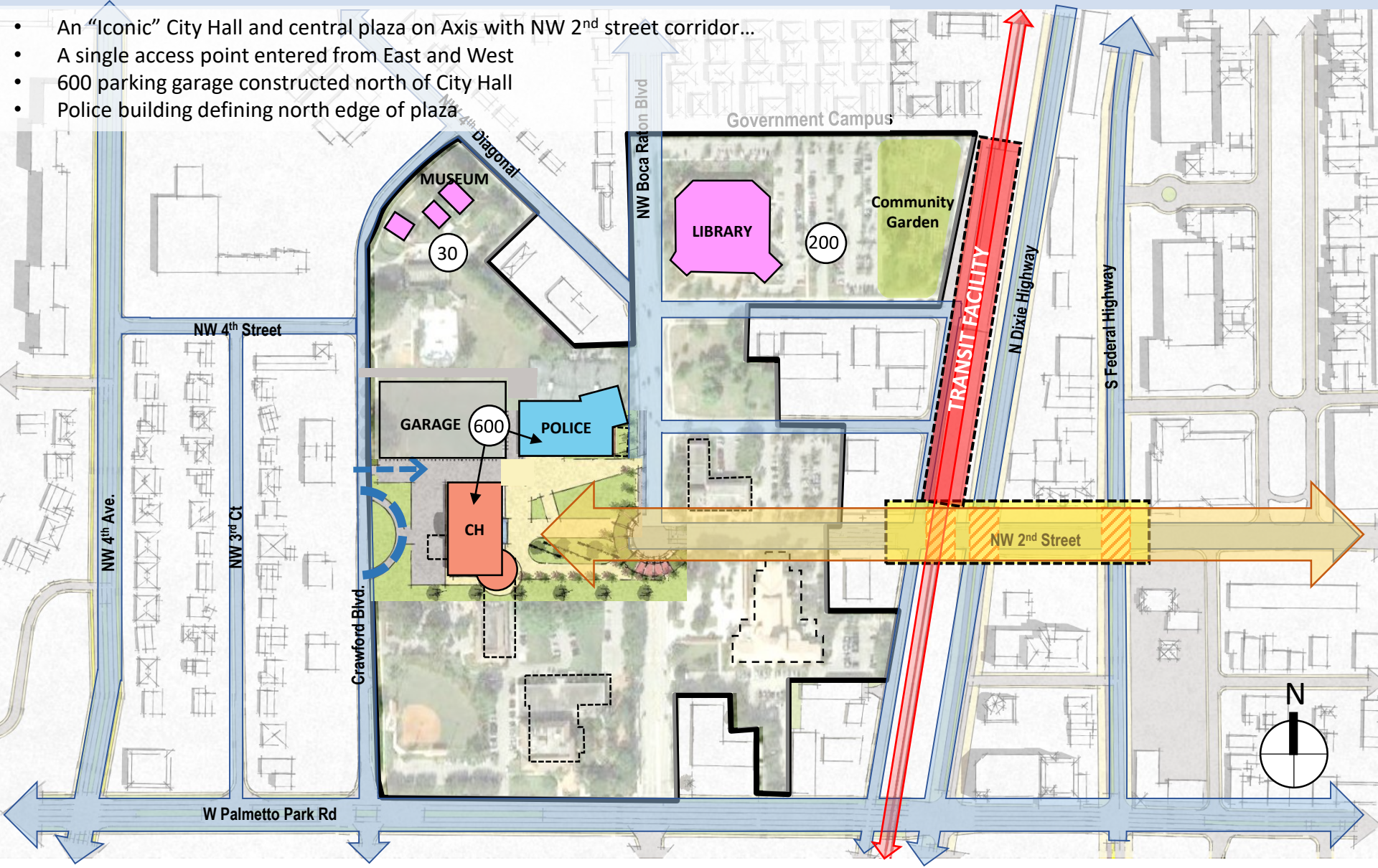
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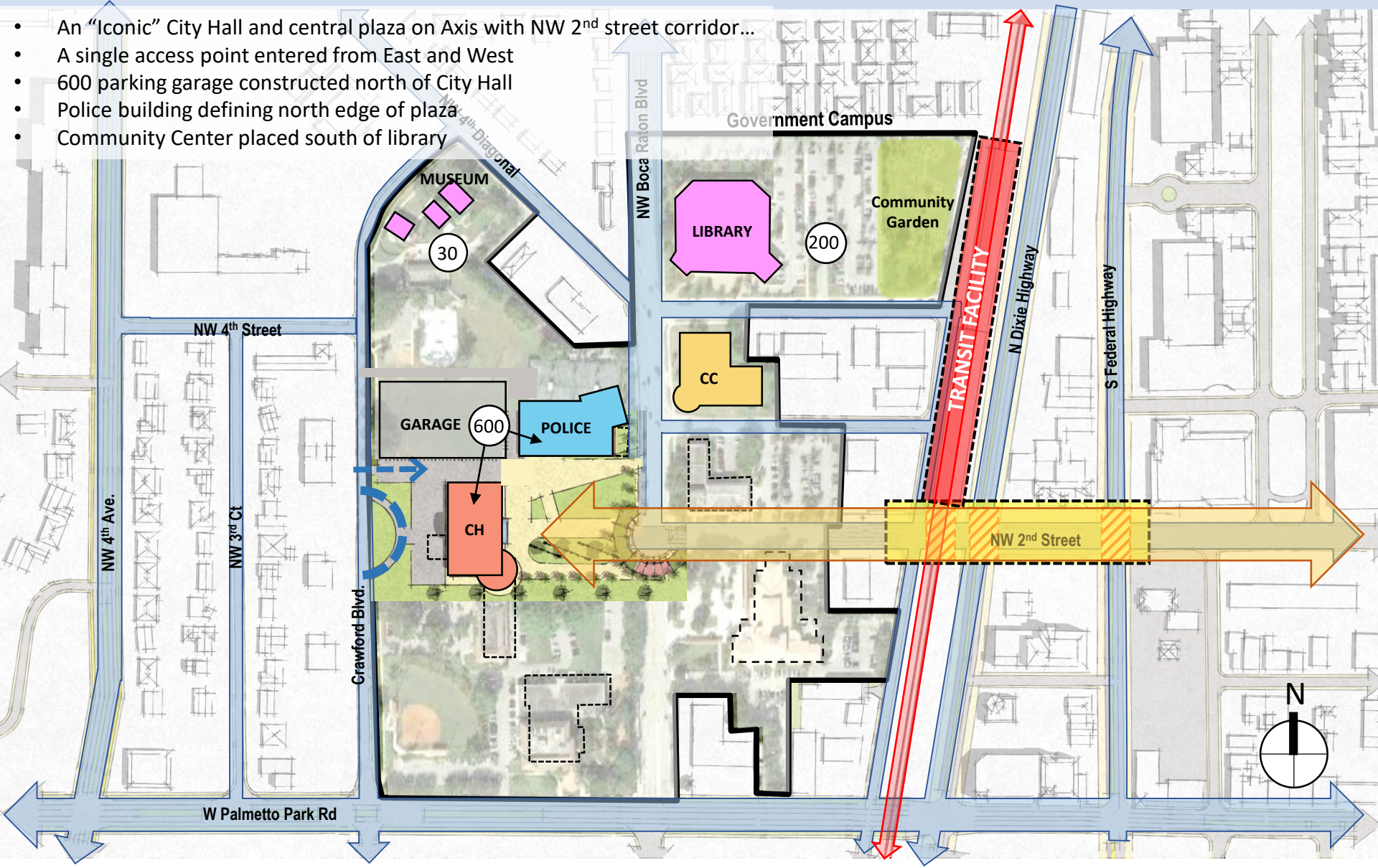
MASTER PLAN STRATEGY

- An “Iconic” City Hall and central plaza on Axis with NW 2nd street corridor...
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- Police building defining north edge of plaza



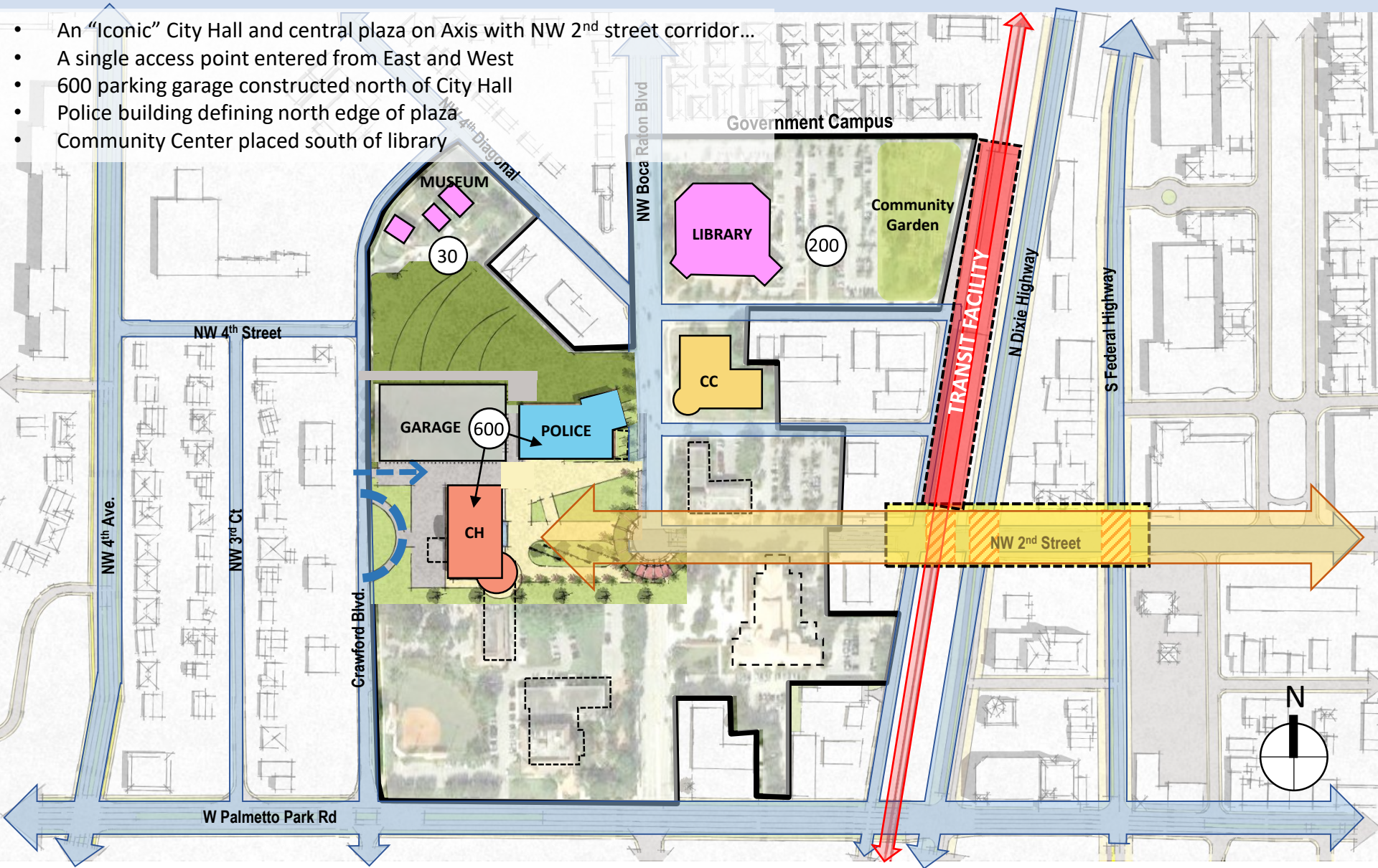
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- Community Center placed south of library



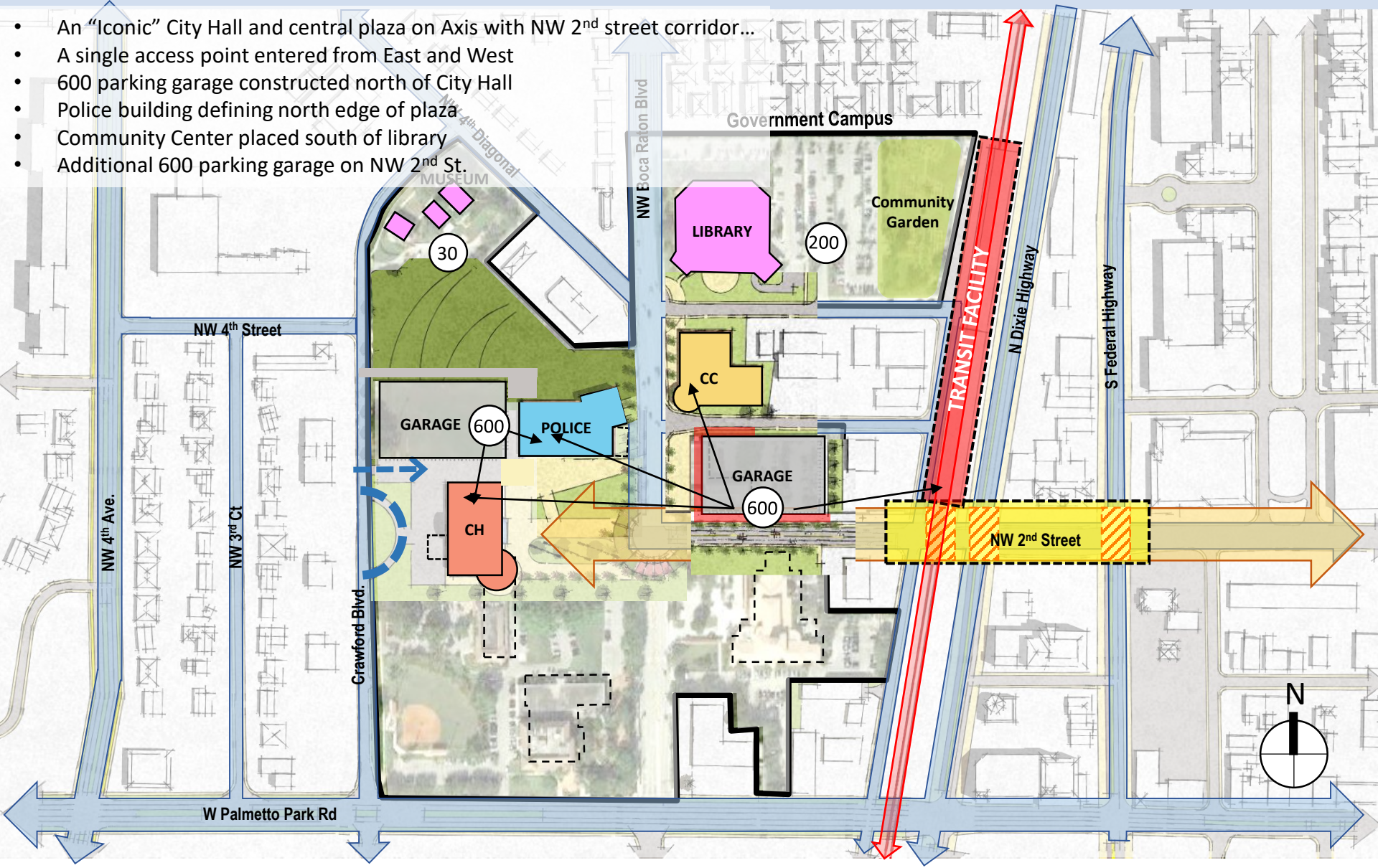
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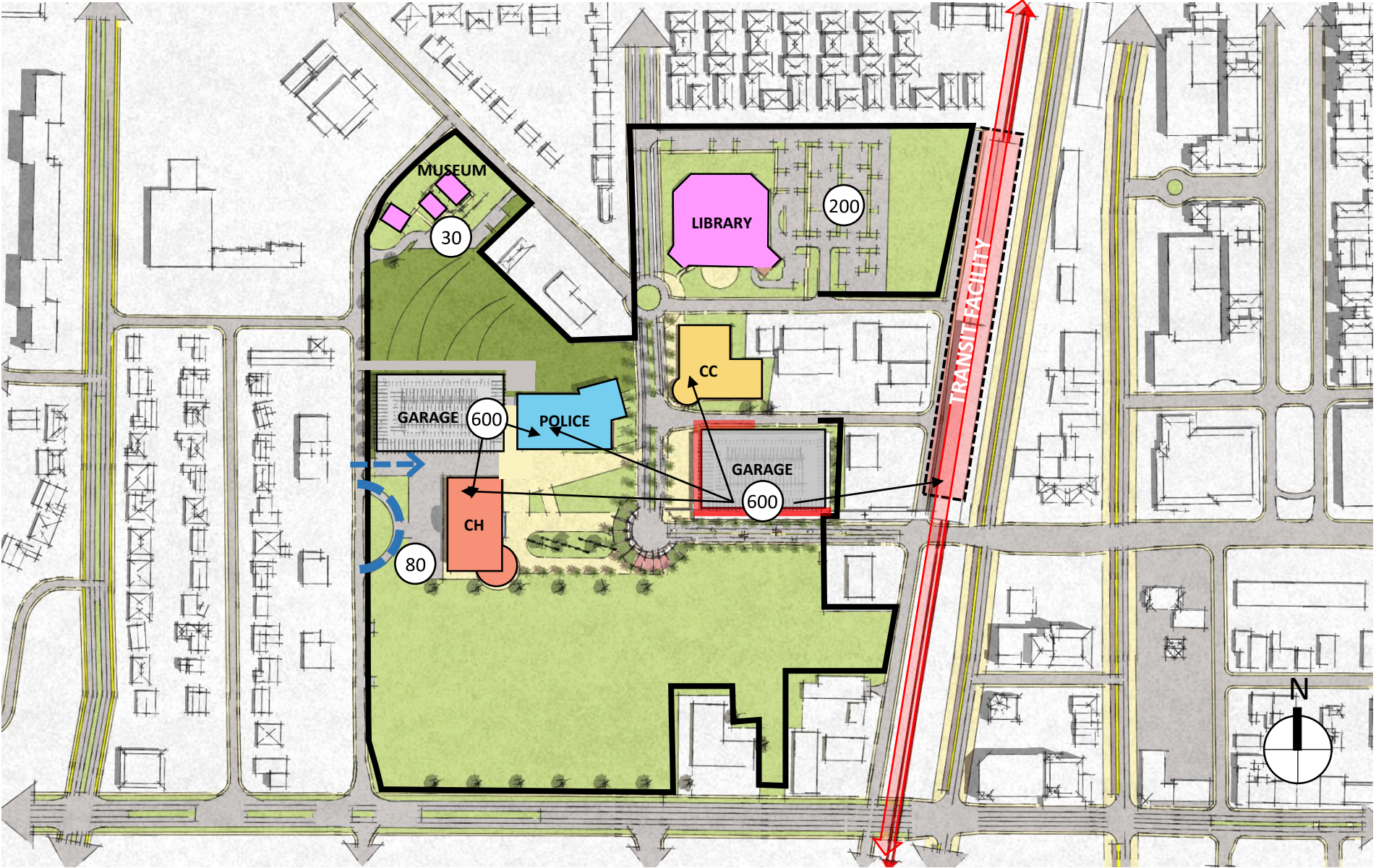


MASTER PLAN STRATEGY

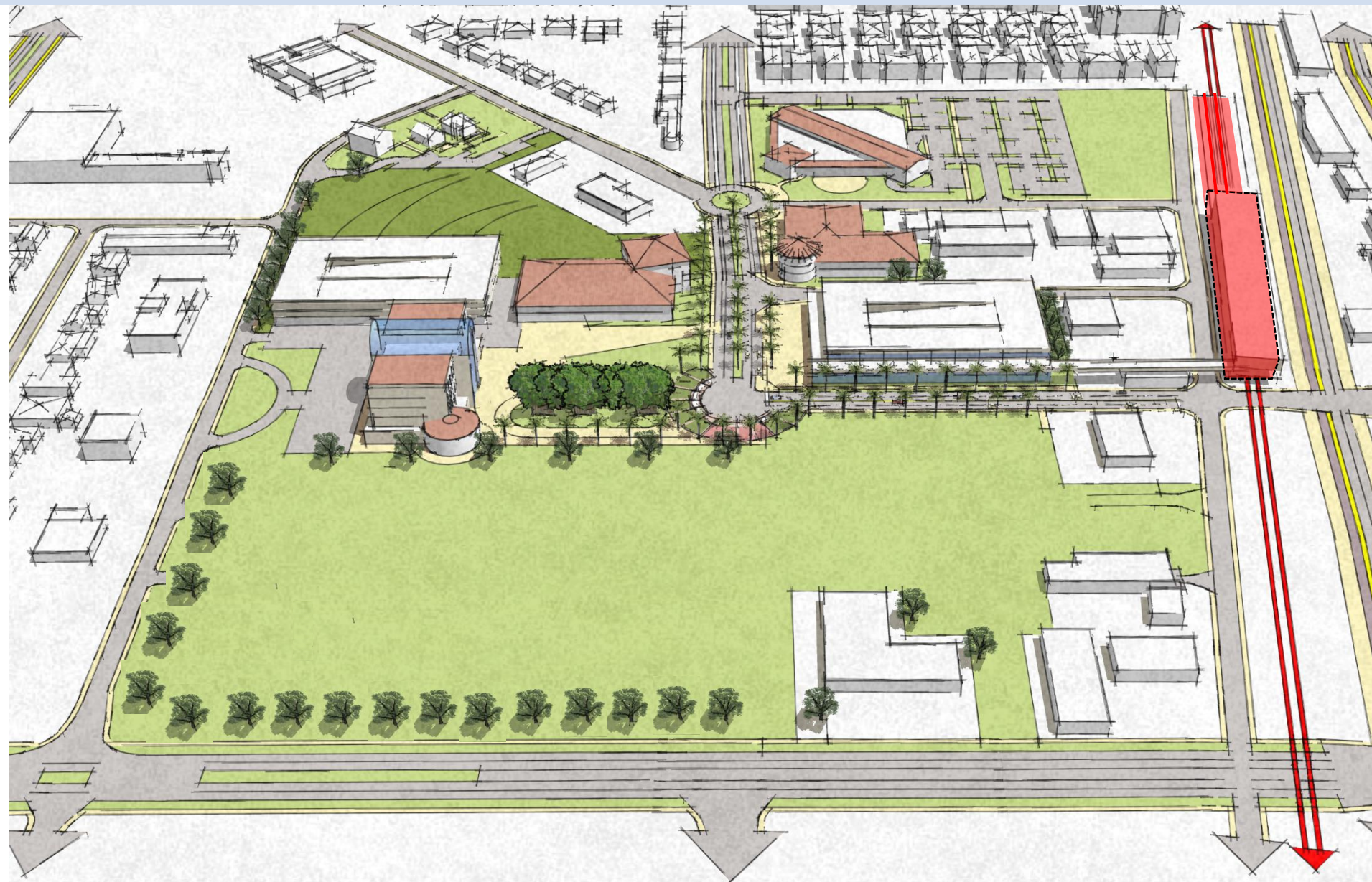
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- Additional 600 parking garage on NW 2nd St.



OPTION B



OPTION B



OPTION COMPARISON



Advantages	Option A	Option B
City Hall Presence from 2 nd	✓	✓
City Hall Presence from Palmetto		✓
Convenient Visitor Parking	✓	✓
Defined Civic Plaza	✓	
Community Center Adjacent to Active Green Space	✓	
Active Green Space open to Civic Plaza	✓	
Police Ease of Access/Response Time	✓	✓
Strong Connection to Library	✓	✓
Maximizes Available Land for Future Uses		✓
Construction Duration (Phasing Impacts)		✓

Next Steps “Implementation”

What we need from you...

Your final comments and recommendations that will allow us to:

- **Refine design into a single direction**
- **Further develop the building program**
- **Analyze infrastructure, parking and traffic impacts**
- **Establish conceptual budget**
- **Develop strategy for phasing and schedule**
- **Present final draft of master plan**

Question and Answer

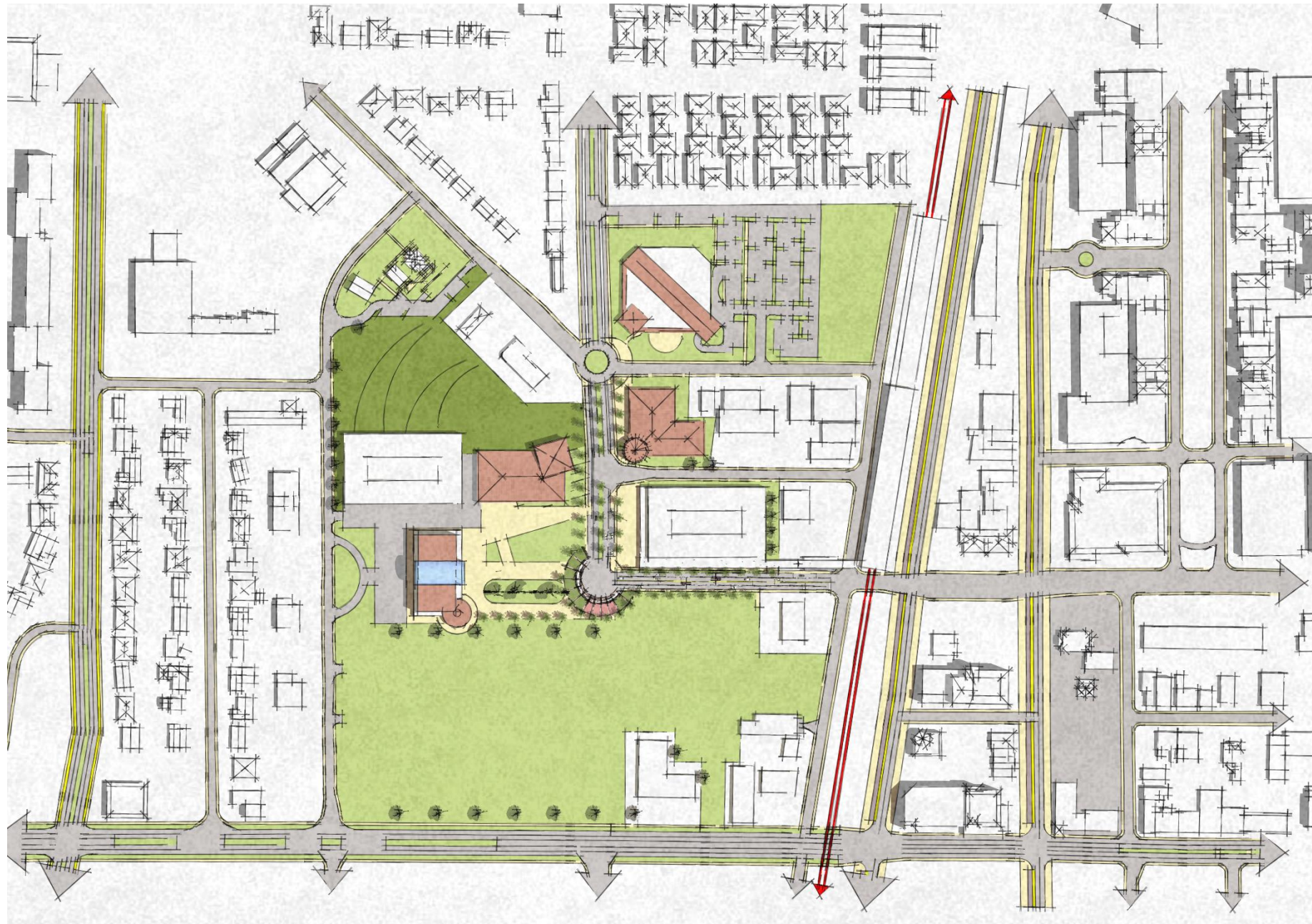


OPTION A



OPTION B

For reference only



ARCHITECTURE OF BOCA RATON



CIVIC ARCHITECTURE - TRADITIONAL



CIVIC ARCHITECTURE - CONTEMPORARY



Chandler City Hall, Arizona



Professional Offices



Waukegan City Hall



Aventura City Hall

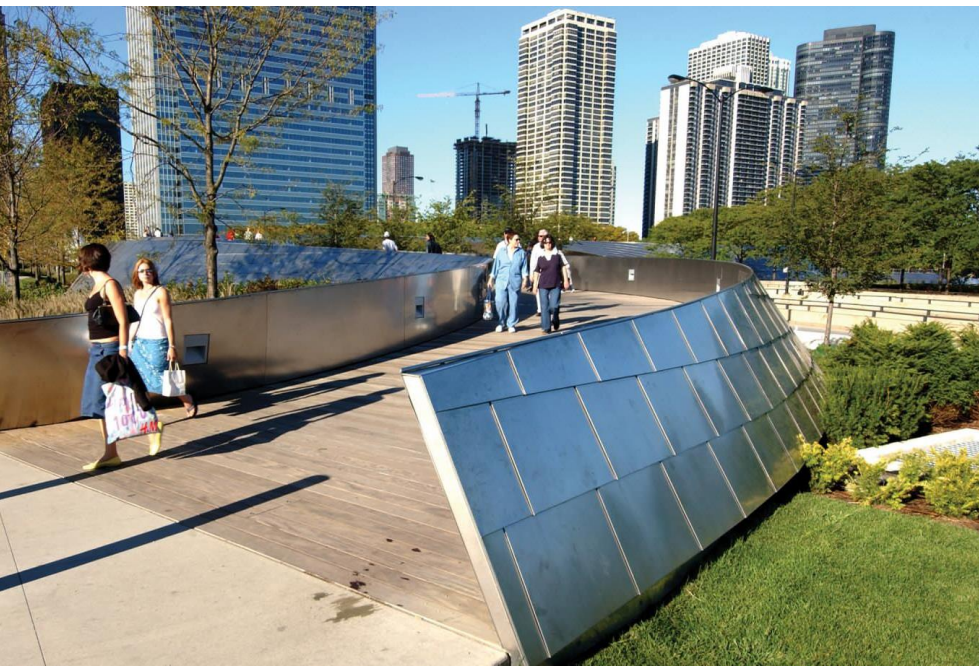


Lincoln Road, Miami Beach

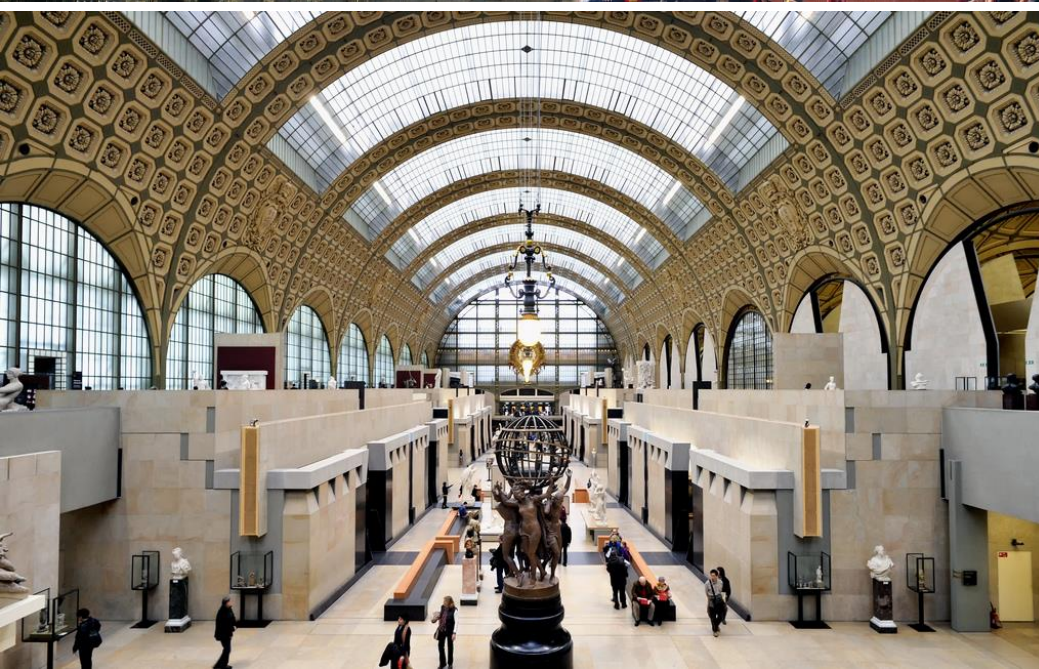
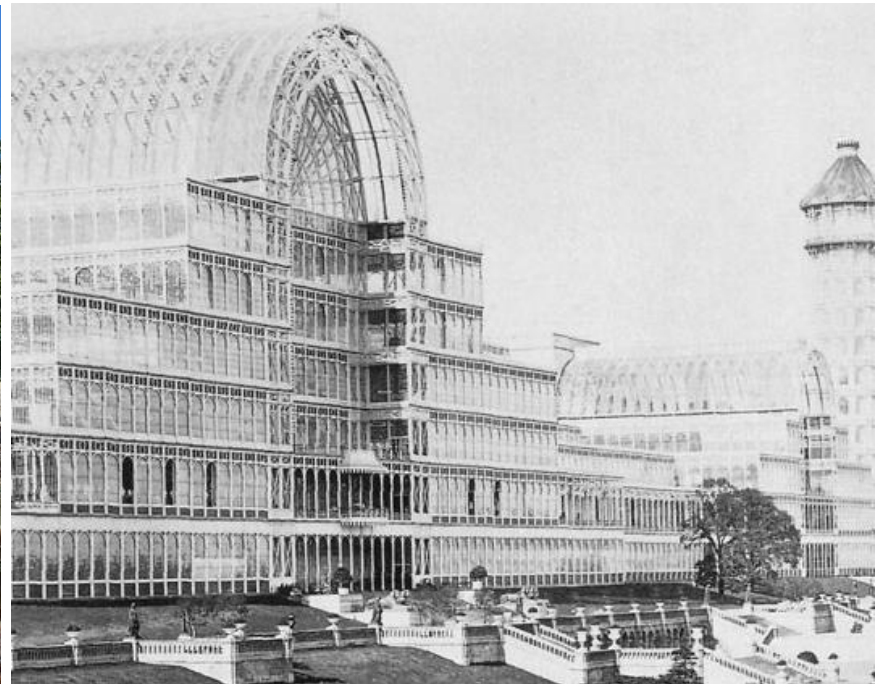


Coral Springs City Hall

BRIDGE / ELEVATED WALK



GLASS DOME



PLAZA

